



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 1/21/2025

\*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

**\*Title:**

P24SP00005 DMCI ENTERPRISES, LLC – W. VALENCIA ROAD SPECIFIC PLAN REZONING

**\*Introduction/Background:**

The applicant requests a specific plan rezoning for the Tierra Valencia Specific Plan, an approximate 14-acre rezoning from the CB-2 © (General Business – Conditional) and the TR (Transitional) zones to the SP (Specific Plan) zone located at the northeast corner of S. Camino De La Tierra and W. Valencia Road.

**\*Discussion:**

The specific plan rezoning proposes a flexible commercial center with the potential for multi-family housing and/or self storage. The property is located outside the Maeveen Marie Behan Conservation Lands System.

**\*Conclusion:**

The specific plan rezoning allows flexibility in the development of the infill site that will provide additional employment and commercial opportunities in a rapidly growing part of the County, increasing infrastructure efficiency and economic viability. The proposal conforms to its Multifunctional Corridor Comprehensive Plan land use designation and is located within the Southwest Focused Development Investment (Growth) Area.

**\*Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL subject to standard and special conditions.

**\*Fiscal Impact:**

0

**\*Board of Supervisor District:**

1    2    3    4    5    All

Department: Development Services - Planning      Telephone: 520-724-8800

Contact: Terrill L. Tillman, AICP, Planner III      Telephone: 520-724-6921

Department Director Signature:  \_\_\_\_\_ Date: 12/26/24

Deputy County Administrator Signature:  \_\_\_\_\_ Date: 12/26/2024

County Administrator Signature:  \_\_\_\_\_ Date: 12/26/2024



DEVELOPMENT SERVICES

**TO:** Honorable Adelita Grijalva, Supervisor, District 5  
**FROM:** Chris Poirier, Deputy Director *Tom Przegowski*  
Public Works-Development Services Department-Planning Division  
**DATE:** January 6, 2025  
**SUBJECT:** P24SP00005 DMCI ENTERPRISES, LLC – W. VALENCIA ROAD SPECIFIC PLAN REZONING ZONING

The above referenced Specific Plan Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JANUARY 21, 2025** hearing.

**REQUEST:** For a **specific plan rezoning** for approximately 14 acres (parcel codes 137-22-026E and 137-22-0270) from the CB-2 © (General Business - Conditional) and the TR (Transitional) zones to the SP (Specific Plan) zone, located at the northeast corner of S. Camino De La Tierra and W. Valencia Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Multifunctional Corridor.

**OWNERS:** DMCI Enterprises, LLC  
3680 W. Goshen Drive  
Tucson, AZ 85741

**AGENT:** Lazarus & Silvyn, P. C.  
Jackson Cassidy  
5983 E. Grant Road, Suite 290  
Tucson, AZ 85712

**DISTRICT:** 5

**STAFF CONTACT:** Terrill L. Tillman, AICP, Planner III

**PUBLIC COMMENT TO DATE:** As of January 6, 2025, no public comment has been received.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** 9-0 (Commissioner Hook was absent)

**STAFF RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The subject site is located outside the Maeveen Marie Behan Conservation Lands System.

TD/TT/ds  
Attachments



DEVELOPMENT SERVICES

**BOARD OF SUPERVISORS MEMORANDUM**

**SUBJECT:** P24SP00005

Page 1 of 6

**FOR JANUARY 21, 2025 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Chris Poirier, Deputy Director  
Public Works-Development Services Department-Planning Division

**DATE:** January 6, 2025

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**ADVERTISED ITEM FOR PUBLIC HEARING**

**SPECIFIC PLAN REZONING**

**P24SP00005 DMCI ENTERPRISES, LLC – W. VALENCIA ROAD SPECIFIC PLAN REZONING**

DMCI Enterprises, LLC, represented by Lazarus & Silvyn, P.C., request a **specific plan rezoning** for approximately 14 acres (parcel codes 137-22-026E and 137-22-0270) from the CB-2 © (General Business - Conditional) and the TR (Transitional) zones to the SP (Specific Plan) zone, located at the northeast corner of S. Camino De La Tierra and W. Valencia Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Multifunctional Corridor. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 9-0** (Commissioner Hook was absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.  
(District 5)

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**Planning and Zoning Commission Public Hearing Summary (December 4, 2024)**

The public hearing was held in person and virtually. Some commissioners attended in person while others attended virtually and through the telephonic option. Staff and the applicant attended and presented in person.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions added to Section V of the final specific plan.

A commissioner asked for clarification regarding the difference between a specific plan and a straightforward rezoning, questioning whether the specific plan is to allow the flexibility of development as a project moves forward. Staff replied that a specific plan allows flexibility when an end user is not identified while a rezoning is more restrictive in the allowance of uses and adherence to the preliminary development plan. Within this proposal, the applicant has provided two concept plans with different uses within the demonstrated square footages, heights and

residential densities. The commissioners followed up with questions about the development parameters of a specific plan. Staff replied that the applicant will still have to develop the bufferyards, access roads, meet the planned setbacks, heights, square footage and allowable densities as planned, while having the flexible uses. She further stated that the applicant will be required to return to the Commission and the Board of Supervisors for any substantial changes made to the plan and clarified that this plan is not allowing the CB-2 (General Business) outdoor uses. A commissioner commented that specific plans are more difficult to digest and preferred rezonings over specific plans.

A commissioner requested clarification about the range of trip generation from 6,280 to 8,271 trips per day and which was correct. Staff replied that the applicant had to plan from the least to the highest traffic generation that the flexible specific plan could accommodate, and further discussed the future Valencia Road widening project spanning from Camino De La Tierra to Mission Road to increase capacity.

The applicant's representative presented additional information about the proposed project and discussed why the flexibility is needed in an area experiencing commercial and economic growth. She discussed the current split zoning on the site and the limitations due to flood control and needed riparian mitigation.

A commissioner asked whether there was a possibility for shared access with the existing restaurant. The applicant stated that they had reached out to see if that was a possibility, but the property was recently sold and the new owner declined since they have invested in pavement resurfacing, bufferyards and block walls for their restaurant.

A commissioner applauded the applicant for utilizing the flexibility that a specific plan allows to develop properties that deal with the uncertainties of a simple rezoning, stating it is necessary to implement the multifunctional nodes that will attract transit-oriented development.

A commissioner questioned what development standards apply to parcel B, which is separated by the County-owned drainageway. Staff replied that all development standards of parcel A will be applied to parcel B, unless it becomes part of the riparian habitat mitigation, and a rezoning condition ensures that the development standards apply to both parcels. The applicant's representative discussed that access to parcel B would be difficult to achieve, so mitigation is more likely.

A commissioner questioned why the self-storage use is planned. The applicant's representative discussed that self-storage would be an allowable use in the CB-2 zoned portion of the property. It has been called out for the height allowance, but self-storage is otherwise a quiet use, low traffic generator and neighborhoods are generally supportive of the use once built. Staff discussed the design of self-storage has changed substantially over the years. A commissioner asked if they could exclude the self-storage use. The applicant's representative requested that the use remain as an allowed use and staff stated that if the commission were concerned about a particular use, they could condition that the project go to the Design Review Committee. Several commissioners opined that self-storage is not a desirable use and intrusive.

A commissioner asked for clarification about the allowable heights. The applicant's representative stated that the specific plan calls for heights for specific uses, if those uses were to change, the allowable heights would be 30 feet for commercial buildings, except for those required to meet the 24-foot maximum height within 200 feet of Valencia Road, designated as a scenic route.

A commissioner stated that there is confusion regarding the southwest corner of the site which

contains flood control and riparian habitat areas. The applicant's representative discussed that the Circle K on the corner had been built within the riparian area that wouldn't have been allowed under current development standards. She further stated that the building is abandoned and will be demolished. Most of the riparian area was close to the old Circle K and the area will not be developed because it is within the flood plain. A commissioner questioned why this area wouldn't be utilized for mitigation. The applicant's representative replied that within the text of the specific plan, the area may be utilized for riparian mitigation.

The hearing was opened to the public and there was no one from the public to speak. The public hearing was closed.

Commissioner Lane made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**; Commissioner Gungle gave second.

The commission voted to recommend **APPROVAL** of the specific plan rezoning 9 – 0 (Commissioner Hook was absent), subject to the following Standard and Special conditions added to Section V of the Specific Plan:

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
  - A. The property owner shall dedicate 25 feet of right-of-way for Valencia Road along with any required corner spandrel right-of-way dedication at the southwest corner of the project boundary adjacent to Valencia Road and Camino De La Tierra.
  - B. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the development plan submittal. Off-site improvements determined necessary as a result of the TIS shall be provided by the property owner(s).
  - C. Prior to TIS submittal, the applicant shall coordinate with the Department of Transportation to determine TIS assumptions and shall incorporate into the analysis any nearby and recently approved rezoning projects and developments as determined by the Department of Transportation.
  - D. Due to the planned Valencia Road improvements adjacent to the project site, the property owner(s) shall coordinate with the Department of Transportation for any traffic impact mitigation identified as a result of the TIS.
  - E. Due to the planned Valencia Road improvements, the location and design of access points along Valencia Road shall be coordinated with the Department of Transportation at time of development plan submittal.
5. Flood Control District conditions:
  - A. The Regulated Riparian Habitat located within the Flood Control Resource Area shall be protected during construction and will remain undisturbed in perpetuity.
  - B. Encroachment into mapped Regulated Riparian Habitat and the FEMA floodplain not

- shown on the approved PDP is prohibited.
- C. The required riparian habitat mitigation shall provide, at a minimum, the vegetative density equivalent to the classification of the disturbed riparian habitat.
  - D. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
  - E. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
6. Regional Wastewater Reclamation conditions:
- A. The rezoning area may be sewerred using private sewers within private streets flowing to a private sewage pumping station that discharges to existing public sewer line G-2000-046, via a private force main, only if authorized by the Pima County Regional Wastewater Reclamation Department in their written documentation that treatment and conveyance capacity for the proposed development is available.
  - B. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
  - C. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
  - D. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
  - E. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
  - F. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
  - G. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
7. Environmental Planning condition: Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.

8. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
9. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing including the maximum residences per acre and square footages demonstrated within the flexible preliminary development plans and applicable to Parcels A and B.
10. The Design Guidelines within the Specific Plan, Appendix C shall be implemented at the time of permitting.
11. Tucson Airport Authority conditions:
  - A. An Avigation Easement must be executed and recorded with the Pima County Recorder's Office, by the property owner/developer/applicant or other person authorized to sign on behalf of the current property owner, to cover the entire project area and in accordance with the requirement of the Tucson Airport Authority. The Avigation Easement must run with the property and will serve to educate future purchasers and tenants of the property of potential aviation impacts.
    - Once the Avigation Easement is recorded, please send a complete copy of the recorded easement document to Tucson Airport Authority either electronically (email: [srobidouxflytucson.com](mailto:srobidouxflytucson.com)) or to the mailing address provided below.
  - B. According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to a navigation facility and could impact navigation signal reception. As the project site develops every project applicant must file FAA Form 7460 with the FAA at least 45 days before construction activities begin for every proposed project unless FAA staff, with the Obstruction Evaluation / Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes which are used must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
  - C. Applicable to residential uses only: The property owner/developer/applicant must provide the Airport Disclosure Statement form, at time of sale, to the new property owners with all new unit purchases. In the event the development of any residential uses does not involve the sale of new units, but is instead offering rental residential units to the public, the new tenant of the rental unit must be provided a copy of the Airport Disclosure Statement form. The intent of the Airport Disclosure Statement form is to educate and notify the new residents that they are living near an airport. The content of such documents shall be according to the form and instructions provided.
  - D. The property owner (for itself or its tenants) must forward a signed copy of the Airport Disclosure Statement form to the Tucson Airport Authority within ten (10) days of signature, using the mailing address provided below.

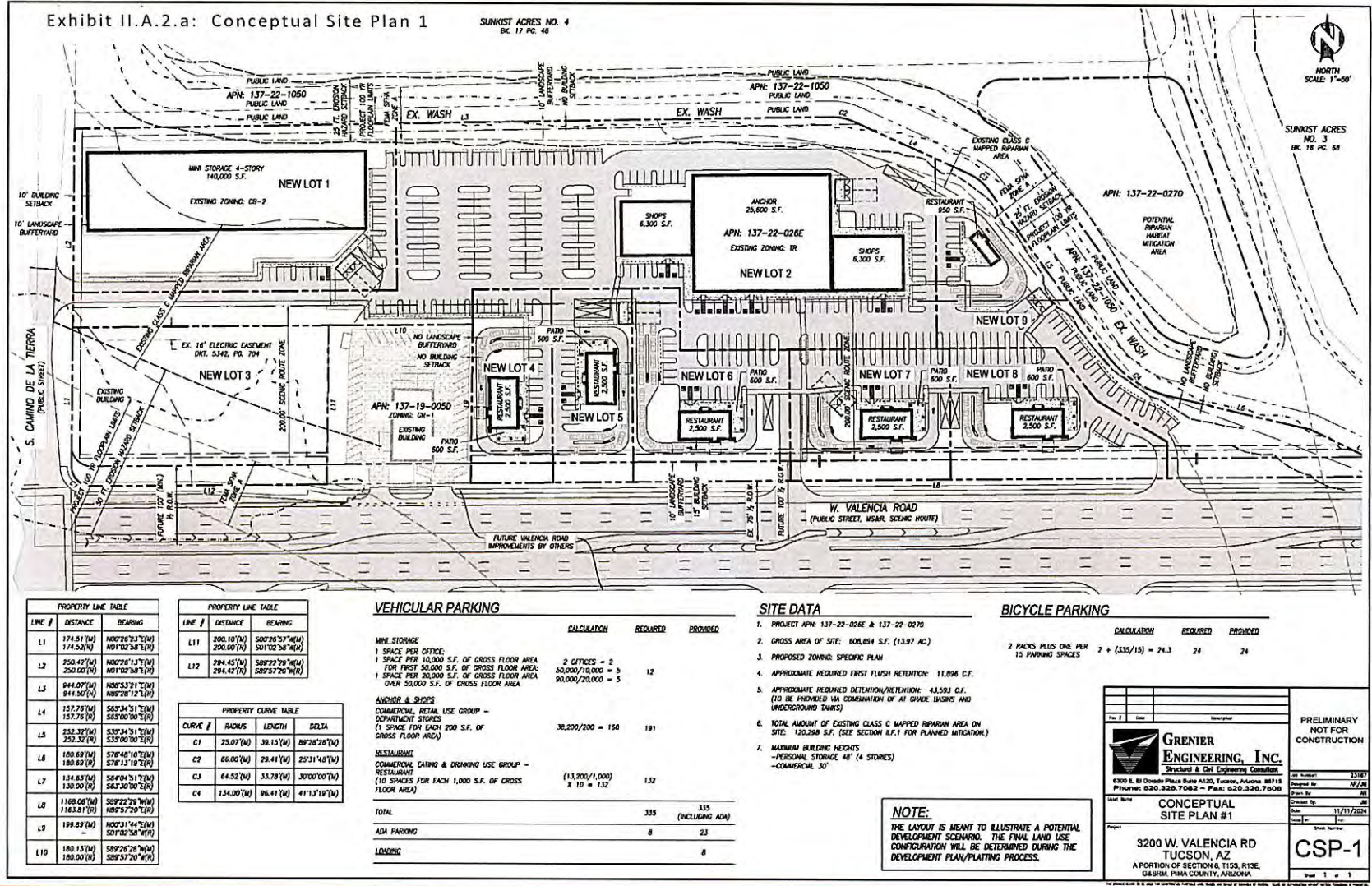
Scott Robidoux, Manager of Planning  
Tucson Airport Authority  
7250 South Tucson Boulevard, Suite 300  
Tucson, AZ 85756
12. In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

13. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

TD/TT/ds  
Attachments

c: Jackson Cassidy





**PROPERTY LINE TABLE**

LINE #	DISTANCE	BEARING
L1	174.51 (W)	N007°28'21"E (W)
L1	174.50 (N)	N01°02'38"E (N)
L2	350.42 (W)	N007°28'13"E (W)
L2	200.00 (N)	N01°02'38"E (N)
L3	944.07 (W)	N08°53'12"E (W)
L3	944.50 (N)	N08°28'12"E (N)
L4	157.76 (W)	S05°34'51"E (W)
L4	157.76 (N)	S05°00'00"E (N)
L5	242.32 (W)	S39°34'51"E (W)
L5	253.32 (N)	S35°00'00"E (N)
L6	180.69 (W)	S78°48'10"E (W)
L6	180.69 (N)	S78°13'20"E (N)
L7	134.43 (W)	S68°24'11"E (W)
L7	130.00 (N)	S65°30'00"E (N)
L8	1168.08 (W)	S89°22'29"W (W)
L8	1163.81 (N)	N89°57'20"E (N)
L9	199.89 (W)	N007°31'44"E (W)
L9	180.00 (N)	S01°02'38"W (N)
L10	180.13 (W)	S89°28'28"W (W)
L10	180.00 (N)	S89°37'20"W (N)

**PROPERTY LINE TABLE**

LINE #	DISTANCE	BEARING
L11	200.10 (W)	S007°28'57"W (W)
L11	200.00 (N)	S01°02'38"W (N)
L12	794.45 (W)	S89°22'29"W (W)
L12	294.42 (N)	S89°57'20"W (N)

**PROPERTY CURVE TABLE**

CURVE #	RADIUS	LENGTH	DELTA
C1	25.07 (W)	39.15 (W)	89°28'28 (W)
C2	66.00 (W)	29.41 (W)	29°31'48 (W)
C3	64.52 (W)	33.78 (W)	30°00'00 (W)
C4	134.00 (W)	86.41 (W)	41°13'18 (W)

**VEHICULAR PARKING**

	CALCULATION	REQUIRED	PROVIDED
<b>MINI STORAGE</b>			
1 SPACE PER OFFICE			
1 SPACE PER 10,000 S.F. OF GROSS FLOOR AREA	2 OFFICES = 2		
FOR FIRST 30,000 S.F. OF GROSS FLOOR AREA	30,000/10,000 = 3	12	
1 SPACE PER 30,000 S.F. OF GROSS FLOOR AREA	90,000/20,000 = 5		
<b>ANCHOR &amp; SHOPS</b>			
COMMERCIAL RETAIL USE GROUP - DEPARTMENT STORES	38,200/200 = 191	191	
(1 SPACE FOR EACH 200 S.F. OF GROSS FLOOR AREA)			
<b>RESTAURANTS</b>			
COMMERCIAL EATING & DRINKING USE GROUP - RESTAURANT	(13,200/1,000) X 10 = 132	132	
(10 SPACES FOR EACH 1,000 S.F. OF GROSS FLOOR AREA)			
<b>TOTAL</b>		335	335 (INCLUDING ADA)
<b>ADA PARKING</b>		8	23
<b>LOADING</b>			8

- SITE DATA**
- PROJECT APN: 137-22-026 & 137-22-029
  - GROSS AREA OF SITE: 608,854 S.F. (13.97 AC)
  - PROPOSED ZONING: SPECIFIC PLAN
  - APPROXIMATE REQUIRED FIRST FLUSH RETENTION: 11,896 C.F.
  - APPROXIMATE REQUIRED DETENTION/RETENTION: 43,593 C.F. (TO BE PROVIDED IN COMBINATION OF AT OVER BASINS AND UNDERGROUND TANKS)
  - TOTAL AMOUNT OF EXISTING CLASS C MAPPED BIRAHAN AREA ON SITE: 120,268 S.F. (SEE SECTION R.F.1 FOR PLANNED MITIGATION)
  - MAXIMUM BUILDING HEIGHTS - PERSONAL STORAGE 48' (4 STORES) - COMMERCIAL 30'

**BICYCLE PARKING**

	CALCULATION	REQUIRED	PROVIDED
2 RACKS PLUS ONE PER 15 PARKING SPACES	2 + (335/15) = 24.3	24	24

**NOTE:**  
THE LAYOUT IS MEANT TO ILLUSTRATE A POTENTIAL DEVELOPMENT SCENARIO. THE FINAL LAND USE CONFIGURATION WILL BE DETERMINED DURING THE DEVELOPMENT PLAN/PLATTING PROCESS.

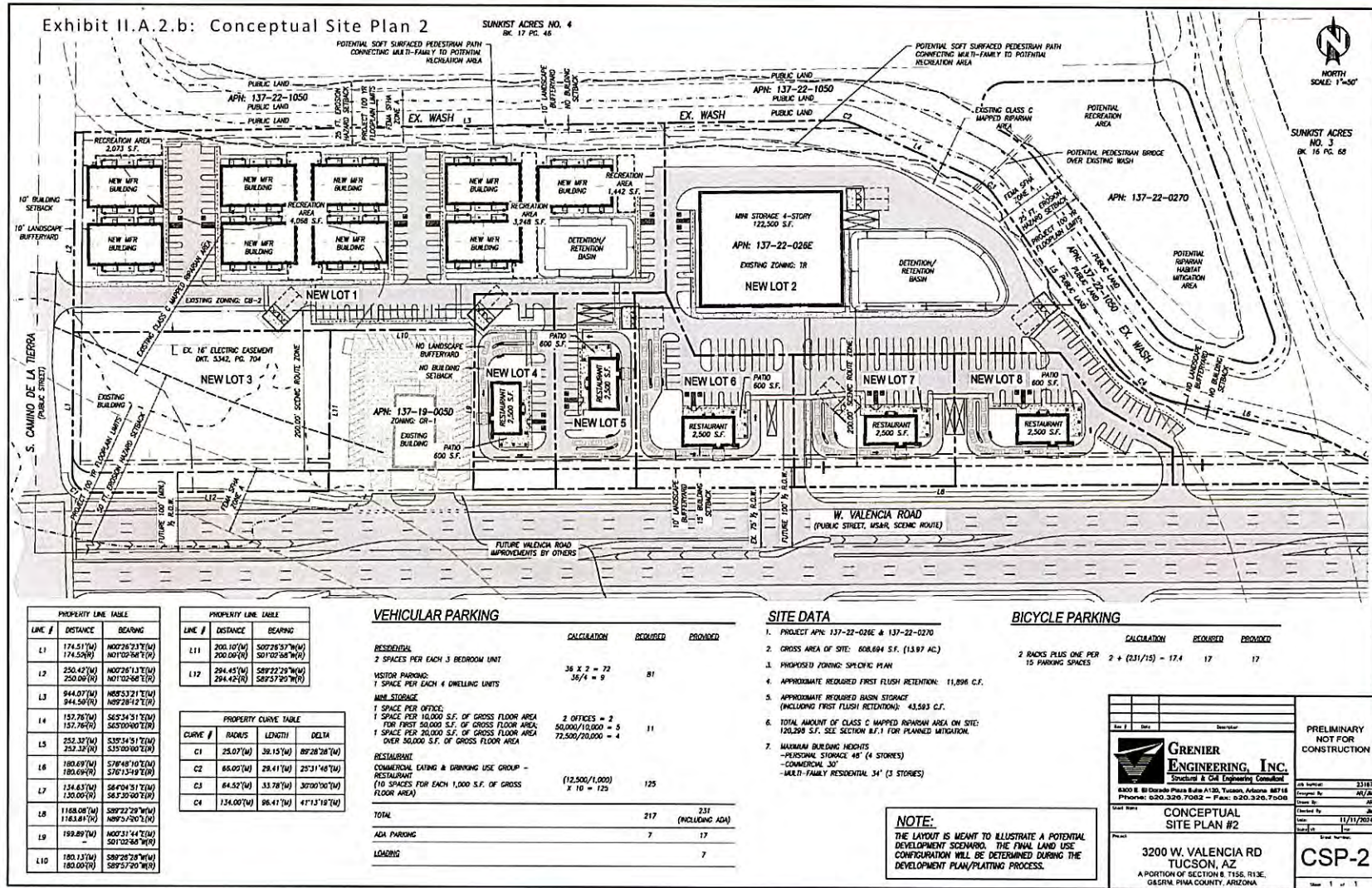
**GREINER ENGINEERING, INC.**  
Structural & Civil Engineering Consultant

**CONCEPTUAL SITE PLAN #1**

**3200 W. VALENCIA RD TUCSON, AZ**  
A PORTION OF SECTION 6, T15S, R13E, Q4838M, PIMA COUNTY, ARIZONA

**CSP-1**





LINE #	DISTANCE	BEARING
L1	174.51'(W)	N00°28'23"(W)
L2	250.42'(W)	N02°28'13"(W)
L3	944.07'(W)	N85°53'21"(W)
L4	157.76'(W)	S63°54'51"(W)
L5	252.33'(W)	S10°00'00"(W)
L6	180.69'(W)	S78°18'47"(W)
L7	124.83'(W)	S64°04'51"(W)
L8	1168.08'(W)	S89°22'29"(W)
L9	189.89'(W)	N00°31'44"(W)
L10	180.13'(W)	S89°25'20"(W)

LINE #	DISTANCE	BEARING
L11	200.10'(W)	S07°28'37"(W)
L12	294.45'(W)	S89°22'29"(W)
L17	294.42'(W)	S89°57'29"(W)

CURVE #	RADIUS	LENGTH	DELTA
C1	25.07'(W)	36.15'(W)	89°28'28"(W)
C2	86.02'(W)	28.41'(W)	25°31'48"(W)
C3	84.52'(W)	33.78'(W)	30°00'00"(W)
C4	124.00'(W)	96.41'(W)	47°13'19"(W)

VEHICULAR PARKING			
	CALCULATION	REQUIRED	PROVIDED
<b>RESIDENTIAL</b>			
2 SPACES PER EACH 3 BEDROOM UNIT	36 X 2 = 72		
VISITOR PARKING:	36/4 = 9	81	
1 SPACE PER EACH 4 DWELLING UNITS			
<b>MFR STORAGE</b>			
1 SPACE PER OFFICE:			
1 SPACE PER 10,000 S.F. OF GROSS FLOOR AREA	2 OFFICES = 2		
1 SPACE PER 50,000 S.F. OF GROSS FLOOR AREA	50,000/10,000 = 5	11	
1 SPACE PER 20,000 S.F. OF GROSS FLOOR AREA	72,500/20,000 = 4		
<b>RESTAURANT</b>			
COMMERCIAL EATING & DRINKING USE GROUP - RESTAURANT			
(10 SPACES FOR EACH 1,000 S.F. OF GROSS FLOOR AREA)	(12,500/1,000)	125	
	2.10 = 125		
<b>TOTAL</b>		217	231 (INCLUDING ADA)
ADA PARKING		7	17
<b>LOADING</b>			7

SITE DATA			
	CALCULATION	REQUIRED	PROVIDED
1. PROJECT APN: 137-22-028E & 137-22-027O			
2. GROSS AREA OF SITE: 808,694 S.F. (13.97 AC)			
3. PROPOSED ZONING: SPECIFIC PLAN			
4. APPROXIMATE REQUIRED FIRST FLUSH RETENTION: 11,896 C.F.			
5. APPROXIMATE REQUIRED BASIN STORAGE (INCLUDING FIRST FLUSH RETENTION): 43,583 C.F.			
6. TOTAL AMOUNT OF CLASS C MAPPED RIPARIAN AREA ON SITE: 120,299 S.F. SEE SECTION B.F.1 FOR PLANNED MITIGATION.			
7. MAXIMUM BUILDING HEIGHTS			
-RESIDENTIAL STORAGE 48' (4 STORES)			
-COMMERCIAL 30'			
-MULTI-FAMILY RESIDENTIAL 34' (3 STORES)			

BICYCLE PARKING			
	CALCULATION	REQUIRED	PROVIDED
2 RACKS PLUS ONE PER 15 PARKING SPACES	2 + (231/15) = 17.4	17	17

**NOTE:**  
THE LAYOUT IS MEANT TO ILLUSTRATE A POTENTIAL DEVELOPMENT SCENARIO. THE FINAL LAND USE CONCENTRATION WILL BE DETERMINED DURING THE DEVELOPMENT PLAN/PLATTING PROCESS.

**GRENIER ENGINEERING, INC.**  
Structural & Civil Engineering Consultant

8200 N. 80th Street, Suite 4100, Tucson, Arizona 85718  
Phone: 620.326.7082 - Fax: 620.326.7048

**CONCEPTUAL SITE PLAN #2**

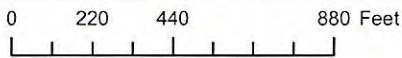
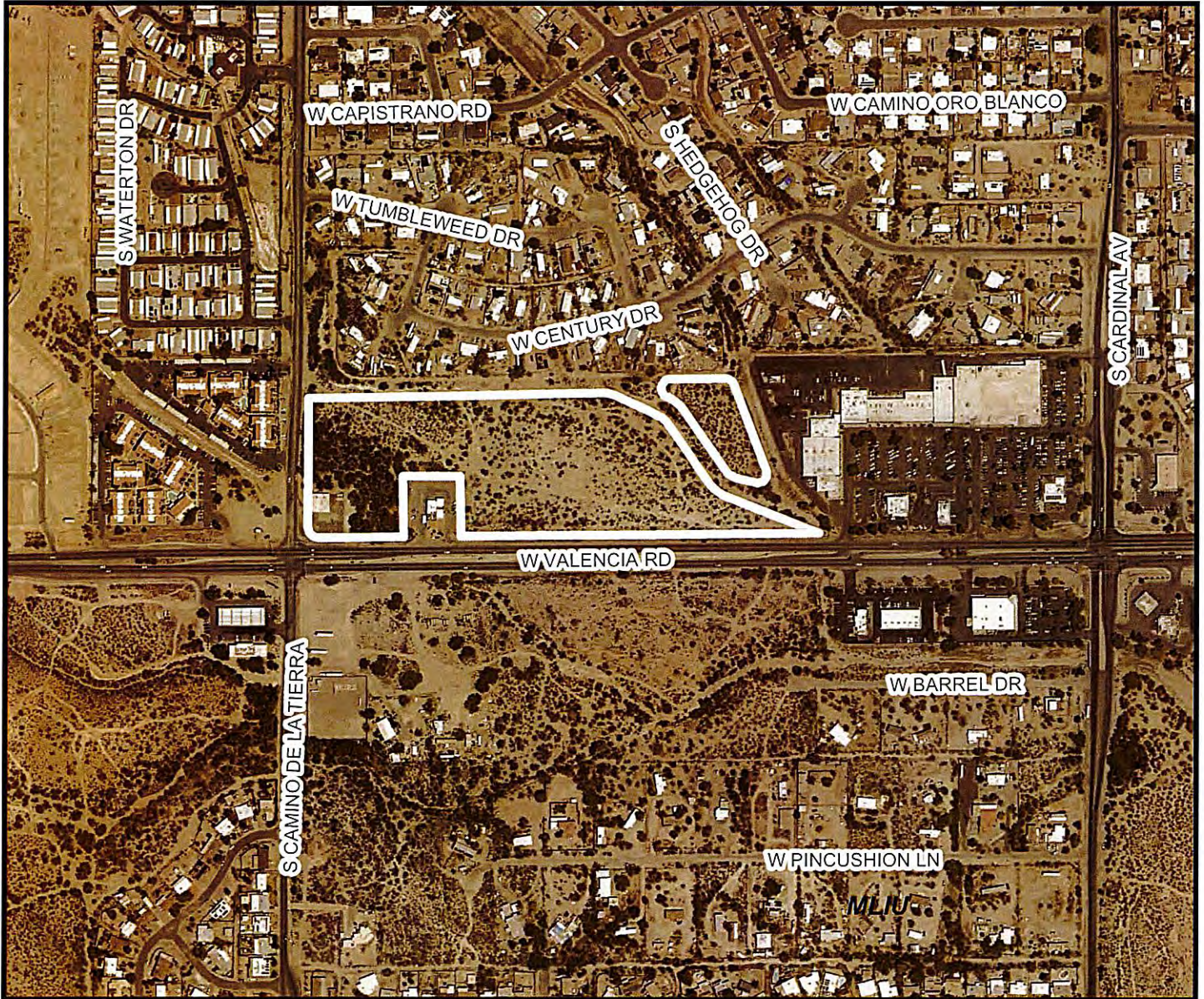
3200 W. VALENCIA RD  
TUCSON, AZ  
A PORTION OF SECTION 8 T15E, R13E,  
GILSON PINA COUNTY, ARIZONA

**CSP-2**





Case #: P24SP00005  
 Case Name: DMCI ENTERPRISES, LLC - W. VALENCIA ROAD  
 SPECIFIC PLAN REZONING  
 Tax Code(s): 137-22-026E & 137-22-0270

AERIAL EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION

	Notes:	
	<table border="1"> <tr> <td>Map Scale: 1:6,000</td> <td>Map Date: 11/12/2024 - ds</td> </tr> </table>	
Map Scale: 1:6,000	Map Date: 11/12/2024 - ds	



**SPECIFIC PLAN  
PLANNING AND ZONING COMMISSION  
STAFF REPORT**

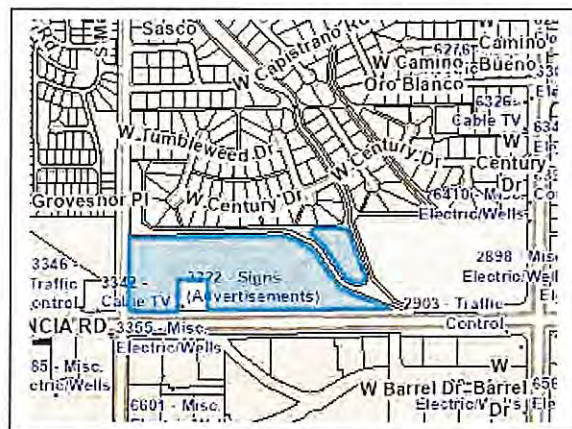
<b>HEARING DATE</b>	December 4, 2024
<b>CASE</b>	P24SP00005 DMCI Enterprises, LLC – W. Valencia Road Specific Plan (Tierra Valencia Specific Plan)
<b>PLANNING AREA</b>	Southwest
<b>DISTRICT</b>	5
<b>LOCATION</b>	The site is located at the northeast corner of S. Camino De La Tierra and W. Valencia Road.
<b>ACREAGE</b>	14 (+/-) acres
<b>REQUEST</b>	A Specific Plan Rezoning for a flexible commercial center with the potential for multi-family housing and/or self-storage. The rezoning request is from the CB-2 © (General Business - Conditional) and the TR (Transitional) zones to the SP (Specific Plan) zone.
<b>OWNER</b>	DMCI Enterprises, LLC 3680 W. Goshen Drive Tucson, AZ 85741
<b>AGENT</b>	Lazarus & Silvyn, P. C. Jackson Cassidy 5983 E. Grant Road, Suite 290 Tucson, AZ 85712

**APPLICANT'S PROPOSED USE**

The applicant proposes a specific plan rezoning for an approximate 14-acre site comprised of two parcels for a flexible, commercial center with the potential for multi-family residential uses.

**APPLICANT'S STATED REASON**

"The Property is located approximately 2 ½ miles west of Interstate 10 along Valencia Road, a major commercial corridor, in an area experiencing considerable commercial and economic growth." As a result, "DMCI proposes to rezone the property to specific plan to permit a variety of uses, including potential multi-family residential and diverse options for commercial uses such as restaurants, retail and personal storage."



**STAFF REPORT SUMMARY**

Staff recommends **APPROVAL** of the Tierra Valencia Specific Plan (SP) rezoning. The specific plan is an infill property, located within the Southwest Focused Development Investment Area (FDIA), conforms to its Multi-Functional Corridor land use designation and promotes the policies

of the comprehensive plan.

**PUBLIC COMMENT**

As of the writing of this report, November 19, 2024, staff has not received any written comment.

Published and mailed notice of the proposal along with the website posting of the application and specific plan will occur a minimum of fifteen days prior to public hearing. A draft staff report will be available a minimum of fifteen days prior to public hearing with the final version posted to the website. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

**COMPREHENSIVE PLAN POLICIES AND REGIONAL PLAN POLICIES**

The land use designation of the subject site is Multi-Functional Corridor (MFC). The MFC designation plans for integrated development with complementary uses along major transportation corridors containing commercial and other non-residential use services and provides guidance for compatible land uses that protect the health, safety and welfare of the community. Mitigation for the potential adverse impacts of strip commercial development will be applied with special design standards included in Appendix C of the specific plan and may include some of the following: access management, building setbacks, open space, signage, parking and landscaping to further the intent of the MFC.

Special Area Policy S-29, the Southwest Infrastructure Plan (SWIP) applies to the site and guides the needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities. The SWIP policy will be implemented through additional, limited transportation and flood control infrastructure necessary to support the proposed uses.

The proposal is supported by the Comprehensive Plan Regional Policies, some listed below:

*Use of Land:*

- Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County
- Include regulatory floodplains and regulated riparian habitat areas as open space priorities to maintain hydrologic integrity

*Focused Development Investment Areas:*

- Promote efficient growth in urban, suburban and rural areas compatible with each area's specific scale, character and identity in areas where infrastructure is planned or in place
- Promote a mix of compatible land uses along economic development corridors that promote and leverage the region's economic strengths that incorporate opportunities for support services, job training and commerce; and incorporate a diversity of housing types

The policies of Pima Prospers are implemented within the specific plan rezoning by promoting development within an FDIA (growth area) of the County and supporting appropriate land uses, densities and intensities. The proposal will increase the economic viability within a growth area by providing jobs with additional community commercial opportunities and potentially additional housing options.

**SURROUNDING LAND USES/GENERAL CHARACTER**

North:	TH	Mobile Home Subdivision
South:	CB-1/CB-2	Planned Commercial Uses/Undeveloped

East: CB-1/CB-2 Commercial Center  
West: CB-1/TR Vacant Commercial Corner/Apartments

The general area is a mixed suburban and rural setting. There are two elementary schools, a middle school and churches within one mile of the site. Developed properties adjacent to the rezoning request to the west contain apartments, a vacant commercial corner and a Quick Trip gas and convenience store at the southwest corner of S. Camino De La Tierra and W. Valencia Road. There are higher, medium and lower-density single-family residential subdivisions in the area as well as lower-density, single-family dwellings on approximately one-acre or greater parcels and properties further north, northwest, and southwest of the site as a result of lot splits over the course of years lacking in sufficient sewer, water and transportation infrastructure. Commercial strip uses with major grocery, bank, restaurants, pharmacies and personal services exist adjacent to the site and continue along the major Valencia Road thoroughfare.

#### **PREVIOUS REZONING CASES ON PROPERTY**

- Co9-61-088 - W. Valencia Road Rezoning for an approximate 62.5-acre rezoning from the GR (Rural Residential) to the TR (Transitional), CB-1 (General Business) and TH (Trailer Homesite) zones. The 8.67-acre portion of the rezoning site was rezoned to the TR zone. The commercial center adjacent to the site was rezoned to the CB-1 zone and all of the northern portion of the rezoning site was rezoned to the TH zone resulting in The Sunkist Acres 3 and 4 subdivision plats that created lots for the residential development and a block plat for the TR and CB-1 zones.
- Co9-66-004 - W. Valencia Road Rezoning for an 8.57-acre eastern portion of the site from GR and TR to TH. The rezoning case was closed due to inactivity.
- Co9-81-072 - W. Valencia Road Rezoning for the northeast corner of the site and the southern most half of the rezoning site. The request was for GR and TR to CB-2 (General Business) zone. The CB-2 zoned property, north of the northeast corner of S. Camino De La Tierra and W. Valencia Road received an Ordinance resulting in CB-2 © - Conditional zoning. The remaining .83 acres was closed due to inactivity, reverting back to its GR zoning.
- Co9-81-080 - W. Valencia Road Rezoning for the southern half of the rezoning site along with the eastern parcel was requested from TR zoning to CB-1 and CB-2 zoning and was granted the maximum time extensions allowed and was closed due to inactivity, reverting back to its TR zoning.
- Co9-07-013 - W. Valencia Road #2 Rezoning for the 4.36-acre portion of the rezoning site located at the northeast corner of S. Camino De La Tierra and W. Valencia Road from the CB-2 © and GR zones to the CB-2 zone and received an Ordinance in 2009 and one 5-year time extension with an expiration date of May 5, 2019. The case has not been closed and the property is currently zoned CB-2 ©.
- Co9-10-004 - W. Valencia Road Rezoning for a 2.1-acre parcel of land due south of the eastern parcel that is part of the rezoning request. The site analysis was found incomplete, and the case was closed due to inactivity.

#### **PREVIOUS REZONING CASES IN GENERAL AREA**

##### **Recent activity:**

- P20SP00001- W. Valencia Road, Belnor Vista Specific Plan approved by the Board of Supervisors June 22, 2021, for 125-acre Specific Plan for mixed-use live/work/play multi-modal destination that include potential uses such as offices, restaurant, commercial services, single and multi-family housing and a regional County library. The Belnor Vista Specific Plan is intended to be flexible in nature to attract end users interested in a unique development opportunity. In addition to the proposed uses, the specific plan

allows all CB-2 and CPI (Campus Park Industrial) zoning uses. The specific plan is located approximately one-half mile west of the subject rezoning.

- P22RZ00004 – W. Valencia Road Rezoning approved by the Board of Supervisors February 7, 2023 for a 38.19-acre rezoning from GR-1 (TDR) (Rural Residential - Transfer of Development Rights – Receiving Area) (13.17 acres) to the CR-5 (TDR) (Multiple Residence - Transfer of Development Rights – Receiving Area) (13.17 acres) and from the GR-1 (Rural Residential) (25.02 acres) to the CR-5 (Multiple Residence) (25.02 acres) for a 143-lot residential subdivision that is under development.
- P22RZ00001- S. Cardinal Avenue Rezoning from GR-1 to CR-4 (Mixed-Dwelling Type) located approximately 700 feet southeast of the subject rezoning for a 273-lot single family residential subdivision with 31% natural and functional open space was approved by the Board of Supervisors on November 1, 2022.

**Past activity:**

Properties surrounding the subject property have been rezoned to CB-1, CB-2, and TR (Transitional) for commercial uses beginning in 1961 through 2022. Residential rezonings to the CR-2 and CR-3 (Single Residence), CR-4 and CR-5 (Multiple Residence) zones have occurred over the span of years from the most recent rezoning in 2022 and going back to 1969. There is a larger amount of un-subdivided, original GR-1 and SH (Suburban Homestead) zoned properties that were developed without adequate infrastructure.

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)**

The site is located outside the Maveen Marie Behan CLS.

**PLANNING REPORT**

Staff supports the request because the proposed flexible Tierra Valencia Specific Plan is within the Southwest growth area (FDIA) and will provide additional employment and commercial opportunities in a rapidly growing part of the County increasing infrastructure efficiency and economic viability.

The site consists of two parcels of land, separated by a County owned drainageway and lies along the Valencia Road frontage, classified as a Major Street and Scenic Route. The southwest corner of the site was originally developed as Circle K which is now abandoned and will be razed. Much of the western parcel has been denuded by off-road vehicular use. There is a Flood Control Resource Area, also identified as Xeroriparian "C" Habitat, located east and north of the abandoned Circle K. Approximately 52% of the riparian habitat will be preserved. The eastern parcel of land has been identified as a potential area for riparian habitat mitigation or enhanced mitigation for the area of disturbance. The easternmost parcel may also contain a recreation area if the specific plan were to be developed with multi-family residential units.

Access to the site will be via two driveways connecting to Valencia Road and one driveway connecting to Camino De La Tierra. The Valencia Road driveways will be coordinated with the Department of Transportation and may shift somewhat due to the future road widening project from Camino De La Tierra to Mission Road. Multi-modal forms of transportation exist with bike lanes along the Valencia Road frontage and access to a Sun Tran bus stop in the adjacent commercial center along with several other bus stops nearby. Internal to the site, pedestrian and Americans with Disabilities Act access will be provided. Design guidelines to mitigate the potential negative effects of strip retail will include exterior building materials compatible with the surrounding neighborhoods and earthtone in color, parking lots will be screened with bufferyards, berms, opaque screening or walls. Outdoor lighting will be located strategically to reduce light trespass to adjacent residential uses and 75% dimmed after the normal hours of operation. These design standards will be implemented at the time of development and are

reflected in rezoning condition #9. Setbacks adjacent to Valencia Road are planned at 15 feet with a 10-foot-wide bufferyard, a 10-foot setback with a 10-foot-wide bufferyard is planned adjacent to Camino De La Tierra and along the northern boundary, no building setback is planned but there will be a 15-foot-wide landscape bufferyard and a greater, varying width, flood control erosion hazard setback.

The flexible specific plan proposes two preliminary development plans (PDP) or concept plans that demonstrate a mix of square footages, heights and uses. Within the specific plan, all CB-2 uses, as well as multi-story self-storage are allowed, excluding subsection 18.45.030G. CB-2 uses are typically retail uses in nature but include uses such as industrial or trade schools, gym, bar, auto repair and other similar uses. The CB-2 subsection G uses are outdoor uses such as contractors' yards, rental equipment, public utility yards and automobile storage.

Concept plan #1 proposes a maximum area of 13,200 square feet for restaurants and/or fast food uses with areas for outdoor patios. The restaurants, except for one, are planned along the Valencia Road frontage and will meet the required scenic route standards for color, viewsheds with a 20% clear view corridor or meet the maximum height of 24 feet for any structure within 200 feet of the Valencia Road frontage. An anchor retail store with additional retail shops is planned for 38,200 square feet, with a maximum height of 30 feet. A 148,000 square foot self-storage facility with a maximum height of 48 feet and 4 stories is demonstrated along the northern property boundary adjacent to Camino De La Tierra.

Concept plan #2 contains 12,500 square feet of restaurant or fast-food uses adjacent to Valencia Road, meeting the scenic corridor requirements for height. The concept plan also includes a 122,500-square-foot self-storage building with a maximum height of 48 feet and 4 stories and with multi-family residential units with a maximum of 20 residences per acre and a height of 34 feet and 3 stories. The self-storage, multi-family residences and recreation areas are planned along the northern boundary.

With the flexibility of uses in the specific plan, changes in the plan uses are allowed without further Board of Supervisors approval, but generally must conform to the preliminary development plans and development standards within the specific plan for setbacks, heights, bufferyards, access and proposed maximum square footages. Any substantial changes that do not conform to the overall goals of the specific plan as determined by the Planning Official would require additional Board of Supervisors action.

Arizona Growing Smarter Acts is implemented on the site through public and private cooperation to efficiently develop and encourage the use of community infrastructure; and by providing a range of housing, employment and other essential services with safe environments to enjoy.

Concurrency of Infrastructure:

Concurrency of infrastructure exists to serve the proposed development.

<b>CONCURRENCY CONSIDERATIONS</b>		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes (Secondary transportation concern)	No objection, subject to conditions



<b>CONCURRENCY CONSIDERATIONS</b>		
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
DEPARTMENT OF ENVIRONMENTAL QUALITY	Yes	No objection
WATER	Yes	"Will serve" letter in the SP
SCHOOLS	Yes	"Letter of Capacity" in the SP

**TRANSPORTATION REPORT**

Valencia Road is a paved, four-lane divided roadway with raised medians and dedicated left-turn lanes east of Camino De La Tierra. Valencia Road is maintained by the county and has a posted speed limit of 40 miles per hour (mph), is a scenic route, and classified as an Urban Minor Arterial by its Federal Functional Classification. The future right-of-way width for Valencia Road is 200 feet and the current width is 175 feet. A 25-foot right-of-way dedication for Valencia Road will be required. The most recent traffic count for Valencia Road west of Camino De La Tierra is 31,690 average daily trips (ADT) and 35,775 ADT to the east. Valencia Road has an approximate traffic capacity of 35,820 ADT.

Camino De La Tierra north of Valencia Road is a paved, two-lane divided roadway with a two-way left-turn lane. Camino De La Tierra is maintained by the county and has a posted speed limit of 35 mph. Camino De La Tierra is classified as an Urban Collector by its Federal Functional Classification. The existing right-of-way width for Camino De La Tierra is 90 feet. The most recent traffic count for Camino De La Tierra north of Valencia Road is 3,217 ADT and 7,001 ADT to the south. Camino De La Tierra has an approximate traffic capacity of 14,060 ADT.

Valencia Road is functioning at the capacity of a 4-lane divided roadway for the segment east of Camino de la Tierra. The specific plan document presents two development concepts with a traffic generation between 6,280 to 8,571 ADT. Valencia Road is expected to remain at capacity with the project.

Staff acknowledges that this project is located within a developing urban area, along a bus transit route, and is an infill project not located in an environmentally sensitive area. The project has been identified as a secondary transportation concurrency concern due to the capacity of Valencia Road. Pima County will be widening Valencia Road from four-lanes to six-lanes, from Camino De La Tierra to Mission Road through a Capital Improvement Project (CIP). The project is in the 30% design stage, and construction is expected to begin late in 2025. Once Valencia Road is widened to six lanes the traffic capacity will increase to approximately 53,910 ADT.

A Traffic Impact Study (TIS) will be required to be submitted with the tentative plat or development plan to determine any anticipated off-site improvements by this project. Due to the planned Valencia Road improvements adjacent to the project site, the property owner(s) shall coordinate with the Department of Transportation for any traffic impact mitigation identified as a result of the Traffic Impact Study.

Three points of access are proposed for the site: two onto Valencia Road and one onto Camino De La Tierra. Due to the planned Valencia Road improvements, the location and design of access points along Valencia Road shall be coordinated with the Department of Transportation at time of development plan submittal.

The Department of Transportation recommends approval subject to rezoning conditions #4A-E.

**FLOOD CONTROL REPORT**

The Regional Flood Control District (District) offers the following comments:

1. Pima County is in the planning design stage for improving Valencia Road between Mission Road and Camino De La Tierra. As a result, the District has accepted existing off-site 100-year peak discharges impacting the project. Exhibit IV.C.2 Existing Conditions Floodplain Map provides the location of the District's accepted 100-year peak discharges.

The topography of the site results in drainage moving from northwest to southeast. Northwest of the site there is an off-site, existing 5-cell culvert that directs the upstream drainage under Camino De La Tierra into an unnamed regulatory wash that bounds the project site along the north and east property line. The associated 100-year peak discharge that enters the wash from the north is 415 cubic feet per second (cfs) and 1,121 cfs exits the site at the property's southeast corner. The associated erosion hazard setback (EHS) of the regulatory wash is 50-feet.

Valencia Wash, a second "named" regulatory wash is at the property's southwest corner. Valencia Wash outlets on to the property from a concrete lined channel/drainageway that crosses Camino De La Tierra onto the southwest corner of the property then exits on to Valencia Road. The District accepted 100-year peak discharge of Valencia Wash is 1,418 cfs and also has an associated EHS of 50-feet.

Both regulatory washes have a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (SFHA) Zone A associated with them.

2. Several areas of the subject property are considered Flood Control Resource Area (FCRA) due to the presence of Regulated Riparian Habitat (RRH) and the FEMA floodplain. Below is a screen capture of the FCRA mapping. When a project is subject to a rezoning the District's expectation for the project is to avoid impact to the FCRA to meet Pima Prospers Comprehensive Plan, Element 4.9 Flood Control and Drainage, Goal 1 where minimizing flood and erosion damages is prioritized.

The project is proposing to preserve RRH, enhance denuded RRH and mitigate for the disturbance to RRH caused by the project. Just under an acre of RRH located within the southwest corner of the project will be preserved. The east island parcel (tax code 137-22-0270) and the RRH along the southern boundary of the north regulatory wash will be areas utilized for mitigation. Both areas have denuded habitat and the vegetation is sparse. The RRH along the north regulatory wash is classified as Xeroriparian Class C Habitat and native vegetation enhancement will benefit and restore the existing RRH. As such, the project is meeting the intention of the 4.9 Flood Control and Drainage Element by providing avoidance and enhancement to the RRH in open space whereby maintaining the floodplain function and hydrologic integrity.



3. Underground detention storage is not a favorable solution when a proposed development has space within the project area to meet above ground detention requirements. The narrative provides discussion that the requirements found in the Stormwater Detention Retention Manual Section 4.13. Underground Storage will be met. Site plan alternative 1 does not show the location of the underground storage, maintenance access or the overflow outlet. As it is preferred to show the location of the infrastructure, the District will accept the location to be provided at the time of permitting. Site plan alternative 2 shows on the plan the location of two above ground detention basins. The District preference is alternative 2 due to the ability to provide the annual required maintenance and visibility for failed infrastructure.
4. The narrative states that first flush retention will be provided and the estimated volume shown on the 2 alternative site plans is 11,896 cu ft. The site plan did not disclose where the first flush retention will be provided. Due to the uncertainty of the intended use of the project, the District has accepted the details of where the first flush retention will be collected can occur at the time of development. It is the District's expectation that first flush retention will be collected by conveying runoff to a small number of downstream points by using Low Impact Development Practices distributed throughout the project site.
5. This site has an assured water supply by Tucson Water. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B (commercial) such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures. A condition will be provided to ensure compliance with the Water Policy of the Comprehensive Plan.

Regional Flood Control District has no objection to the specific plan subject to rezoning conditions #5A-E.

**WASTEWATER RECLAMATION REPORT**

Capacity is available for this specific plan area within the 8" public sewer G-2015-033, downstream from manhole 2547-02 (Type I P24WC00172, dated June 17, 2024). Allocation of capacity will be made by the Type III Capacity Response.

The Pima County Regional Wastewater Reclamation Department has no objection to the proposed rezoning subject to conditions #6A-F.

**ENVIRONMENTAL PLANNING REPORT**

Environmental Planning has no objection subject to rezoning condition #7.

**CULTURAL RESOURCES REPORT**

Cultural Resources has no objection to this request subject to the addition of condition #8.

**DEPARTMENT OF ENVIRONMENTAL QUALITY**

The Department of Environmental Quality have no comment.

**NATURAL RESOURCES, PARKS AND RECREATION REPORT**

Natural Resources, Parks and Recreation have no comment.

**SUN TRAN BUS**

Sun Tran requests that transit is included/incorporated, as the project moves from conceptualization to development reviews for the flexible specific plan. This rezoning and future commercial development is at the one-quarter mile spacing for a new bus stop on the Route 27, Midvale Park.

**TUCSON AIRPORT AUTHORITY**

The site lies within the Tucson International Airport avigation easement requirements and public disclosure area, FAA traffic pattern airspace, FAA Part 77 airspace.

The Tucson Airport Authority has not objection to the rezoning subject to rezoning conditions #11 A-D.

**PASCUA YAQUI TRIBE**

The Pascua Yaqui Tribe has no comment.

**TOHONO O'ODAM INDIAN NATION**

The San Xavier District has no comment.

**UNITED STATES FISH AND WILDLIFE SERVICE REPORT**

US Fish and Wildlife Service have no comment.

**TUCSON WATER DISTRICT REPORT**

The site will be served by Tucson Water. A will serve letter is contained within the Specific Plan.

**FIRE DISTRICT REPORT**

Drexel Fire District has no comment.

**IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:**

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.

4. Transportation conditions:
  - A. The property owner shall dedicate 25 feet of right-of-way for Valencia Road along with any required corner spandrel right-of-way dedication at the southwest corner of the project boundary adjacent to Valencia Road and Camino De La Tierra.
  - B. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the development plan submittal. Off-site improvements determined necessary as a result of the TIS shall be provided by the property owner(s).
  - C. Prior to TIS submittal, the applicant shall coordinate with the Department of Transportation to determine TIS assumptions and shall incorporate into the analysis any nearby and recently approved rezoning projects and developments as determined by the Department of Transportation.
  - D. Due to the planned Valencia Road improvements adjacent to the project site, the property owner(s) shall coordinate with the Department of Transportation for any traffic impact mitigation identified as a result of the TIS.
  - E. Due to the planned Valencia Road improvements, the location and design of access points along Valencia Road shall be coordinated with the Department of Transportation at time of development plan submittal.
5. Flood Control District conditions:
  - A. The Regulated Riparian Habitat located within the Flood Control Resource Area shall be protected during construction and will remain undisturbed in perpetuity.
  - B. Encroachment into mapped Regulated Riparian Habitat and the FEMA floodplain not shown on the approved PDP is prohibited.
  - C. The required riparian habitat mitigation shall provide, at a minimum, the vegetative density equivalent to the classification of the disturbed riparian habitat.
  - D. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
  - E. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
6. Regional Wastewater Reclamation conditions:
  - A. The rezoning area may be sewered using private sewers within private streets flowing to a private sewage pumping station that discharges to existing public sewer line G-2000-046, via a private force main, only if authorized by the Pima County Regional Wastewater Reclamation Department in their written documentation that treatment and conveyance capacity for the proposed development is available.
  - B. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
  - C. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
  - D. The owner(s) shall time all new development within the rezoning area to coincide

- with the availability of treatment and conveyance capacity in the downstream public sewerage system.
- E. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
  - F. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
  - G. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
7. Environmental Planning condition: Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
  8. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
  9. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing including the maximum residences per acre and square footages demonstrated within the flexible preliminary development plans and applicable to Parcels A and B.
  10. The Design Guidelines within the Specific Plan, Appendix C shall be implemented at the time of permitting.
  11. Tucson Airport Authority conditions:
    - A. An Avigation Easement must be executed and recorded with the Pima County Recorder's Office, by the property owner/developer/applicant or other person authorized to sign on behalf of the current property owner, to cover the entire project area and in accordance with the requirement of the Tucson Airport Authority. The Avigation Easement must run with the property and will serve to educate future purchasers and tenants of the property of potential aviation impacts.
      - Once the Avigation Easement is recorded, please send a complete copy of the recorded easement document to Tucson Airport Authority either electronically (email: srobidou@flytucson.com) or to the mailing address provided below.
    - B. According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to a navigation facility and could impact navigation signal reception. As the project site develops every project applicant must file FAA

Form 7460 with the FAA at least 45 days before construction activities begin for every proposed project unless FAA staff, with the Obstruction Evaluation / Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes which are used must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

- C. Applicable to residential uses only: The property owner/developer/applicant must provide the Airport Disclosure Statement form, at time of sale, to the new property owners with all new unit purchases. In the event the development of any residential uses does not involve the sale of new units, but is instead offering rental residential units to the public, the new tenant of the rental unit must be provided a copy of the Airport Disclosure Statement form. The intent of the Airport Disclosure Statement form is to educate and notify the new residents that they are living near an airport. The content of such documents shall be according to the form and instructions provided.
- D. The property owner (for itself or its tenants) must forward a signed copy of the Airport Disclosure Statement form to the Tucson Airport Authority within ten (10) days of signature, using the mailing address provided below.

Scott Robidoux, Manager of Planning  
Tucson Airport Authority  
7250 South Tucson Boulevard, Suite 300  
Tucson, AZ 85756

- 12. In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
- 13. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

Respectfully Submitted,






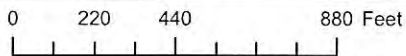
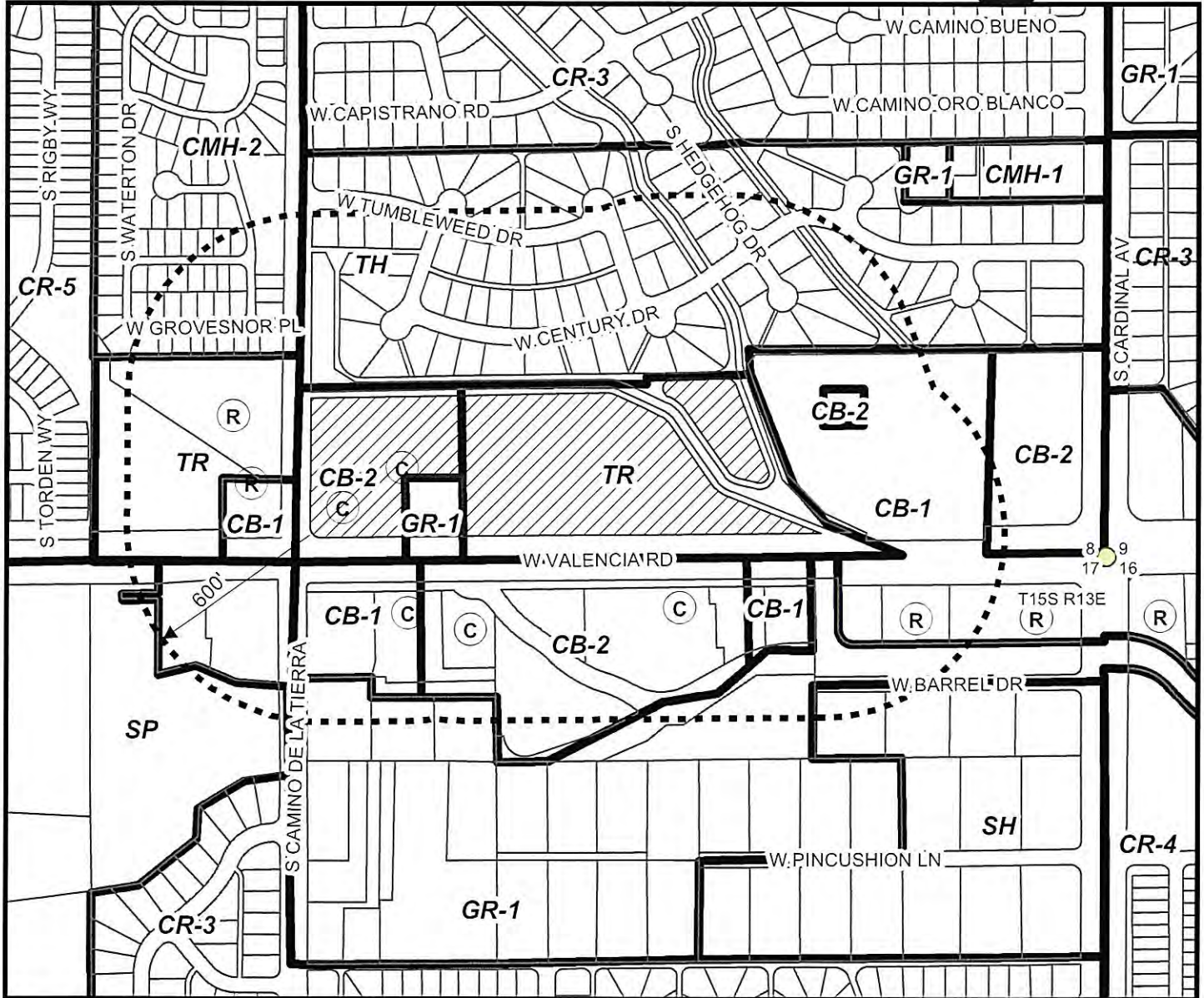
Terrill L. Tillman, AICP  
Planner III

c: Jackson Cassidy

Case #: P24SP00005  
 Case Name: DMCI ENTERPRISES, LLC - W. VALENCIA ROAD  
 SPECIFIC PLAN REZONING

Tax Code(s): 137-22-026E & 137-22-0270

-  Subject Property
-  600' Notification Area
-  Zoning Boundary



Area of proposed rezoning from CB-2 & TR to SP 

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 12/4/24 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 35, 36,62 & 63

Map Scale: 1:6,000

Map Date: 11/8/2024 - ds







### **Multifunctional Corridor (MFC)**


Objective: To designate areas for the integrated development of complementary uses along major transportation corridors. The MFC designation serves a similar purpose as the CAC plan designation. These areas contain commercial and other non-residential use services, research and development and similar uses (as delineated in the CPI zoning district) and medium to high density residential clusters in a linear configuration along major transportation corridors. Potential adverse impacts of strip commercial development are mitigated through application of special design standards, in the zoning code and design manuals such as standards for access management, building setbacks, open space, signs, parking, and landscaping.

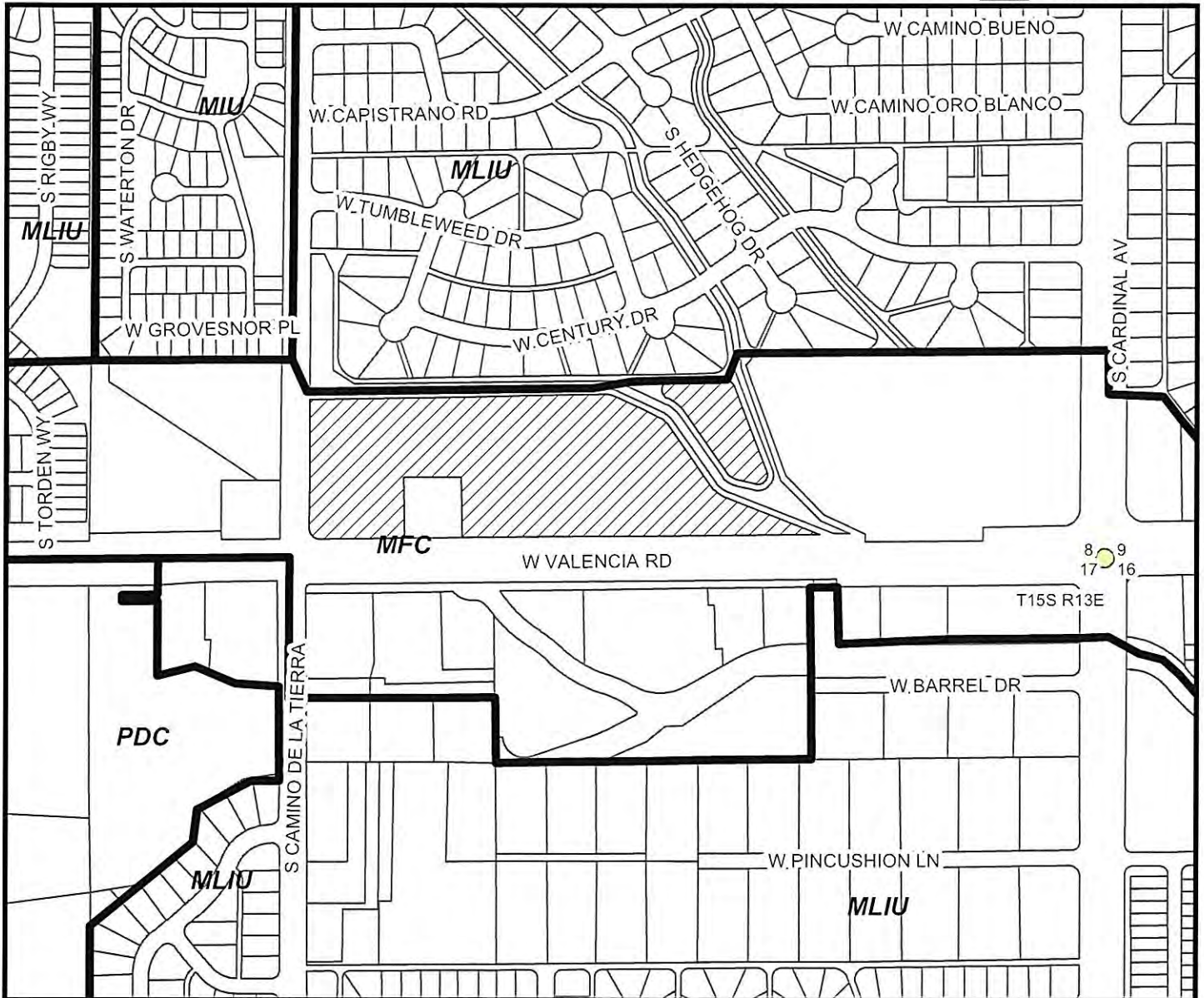
- Residential Gross Density: (if applicable) Minimum- 6 RAC; Maximum- as allowed by the requested conforming zoning district
- Residential Gross Densities for TDR Receiving Areas: Minimum- 6 RAC; Maximum- 18 RAC

Case #: P24SP00005  
 Case Name: DMCI ENTERPRISES, LLC - W. VALENCIA ROAD  
 SPECIFIC PLAN REZONING

Tax Code(s): 137-22-026E & 137-22-0270

COMPREHENSIVE PLAN EXHIBIT

 Subject Property



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN C07-13-10

Map Scale: 1:6,000

Map Date: 11/12/2024 - ds





# TIERRA VALENCIA

## SPECIFIC PLAN

Neighborhood Meeting

November 7, 2024

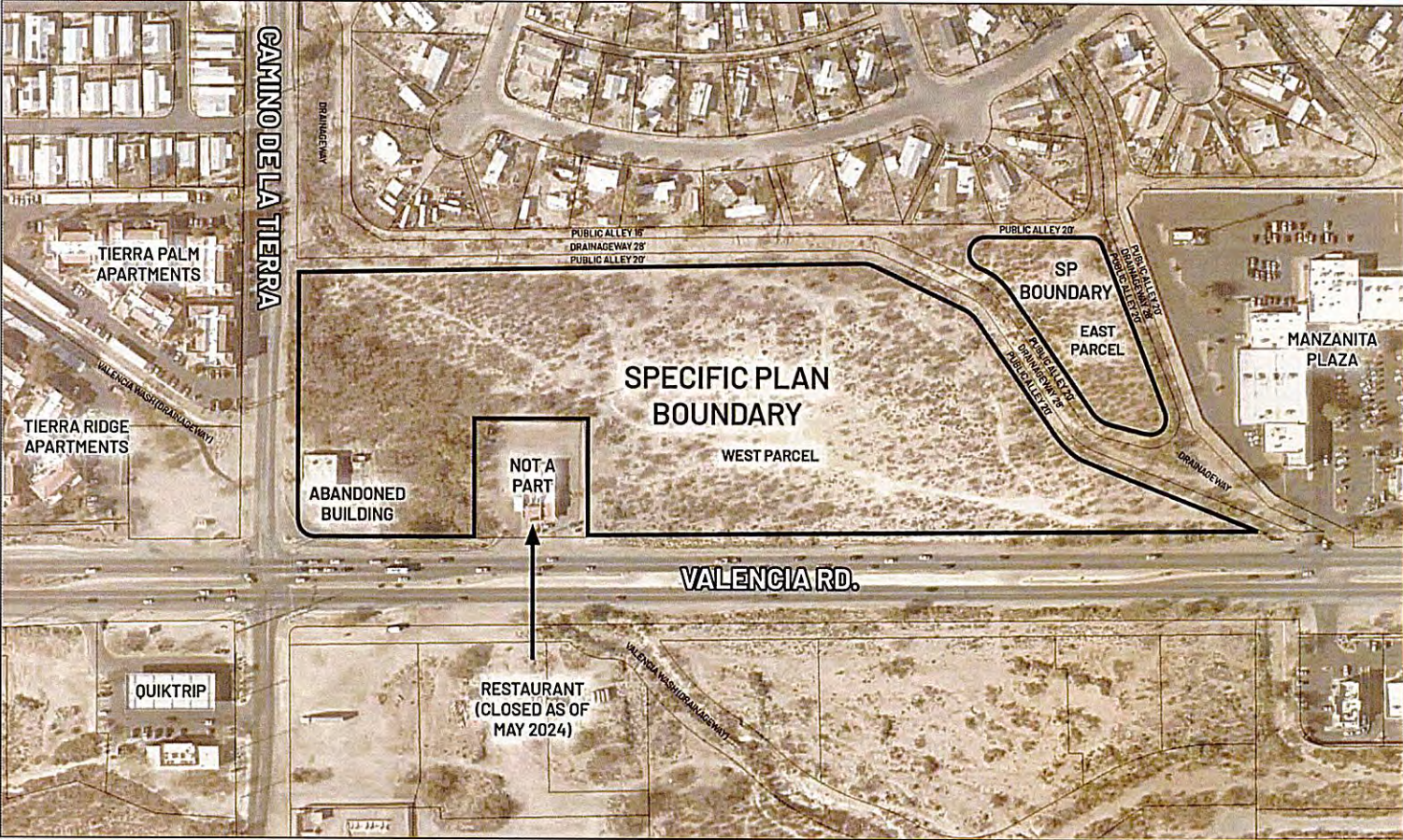
# AGENDA

- Introduction
- Overview of Property and Current Zoning
- Project Proposal
- Review Illustrative Plans
- Specific Plan Process
- Q&A

## **MEETING COURTESY RULES**

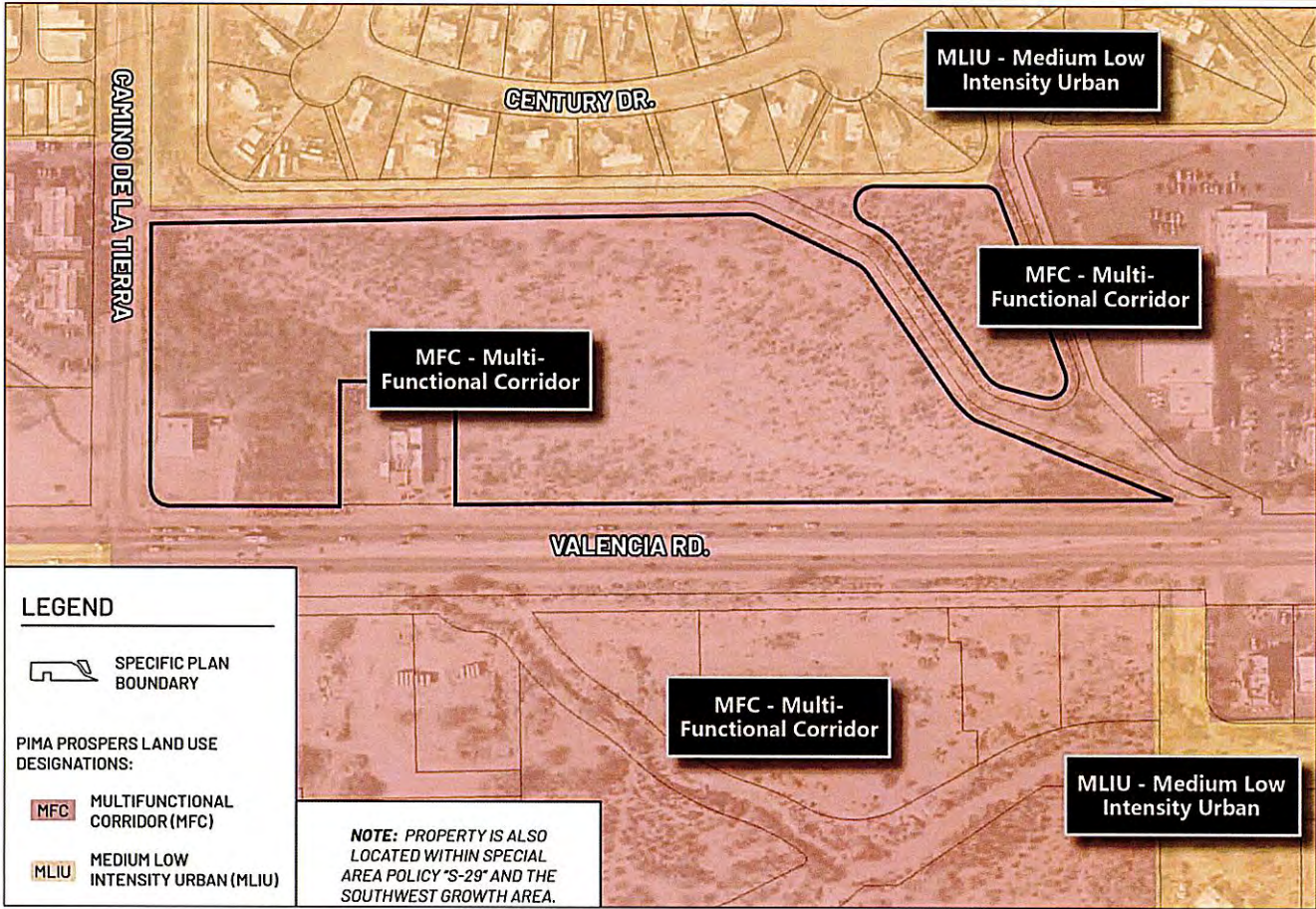
- Hold questions until presentation is complete.
- Ask 1 or 2 questions at a time until everyone has had an opportunity to speak.
- Limit comment time to 2-3 minutes to allow everyone to speak.
- Be respectful of everyone's opinions and perspectives.

# PROJECT LOCATION

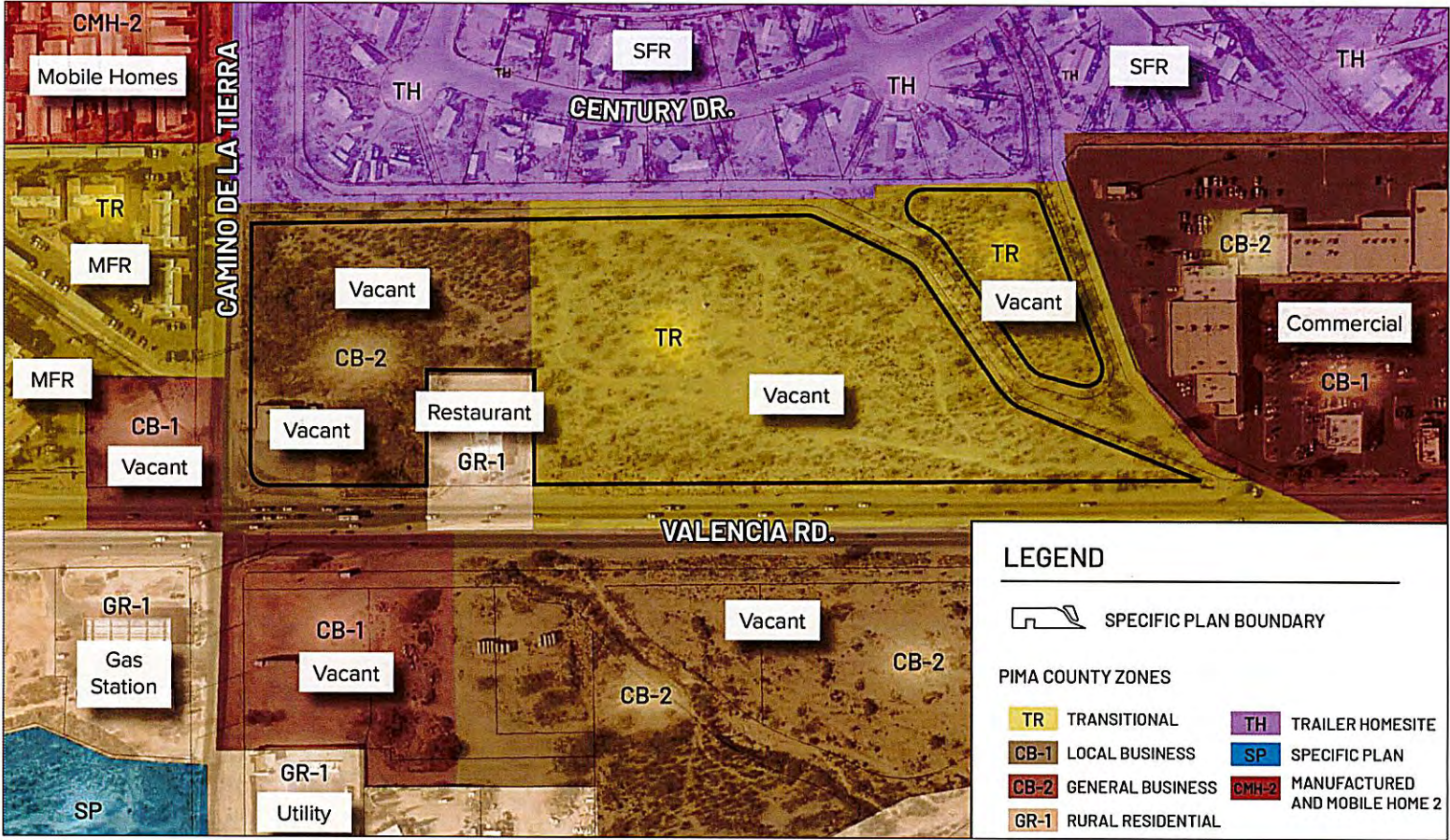


November 7, 2024

# PIMA PROSPERS



# ZONING

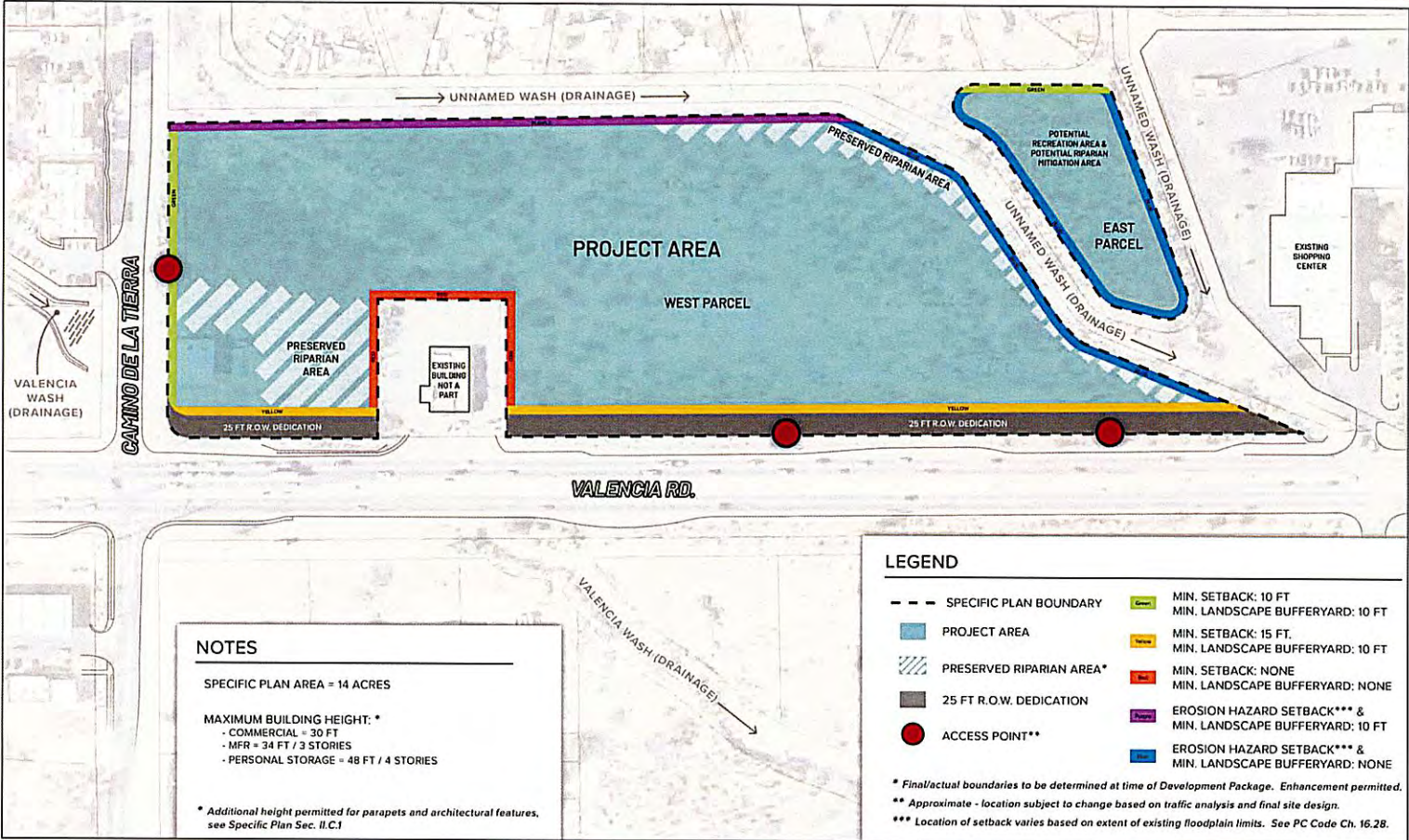


# REZONE TO SPECIFIC PLAN

- **Site-Specific Zoning**
  - Create set of development standards to fit the property & neighborhood context
  - Focus on specific types of uses:
    - Large & small retailers
    - Restaurants
    - Personal services
    - Possible multi-family residential
- **Allows flexibility**
  - Get zoning entitlements in place to attract users
  - Multiple scenarios to show how property could be developed

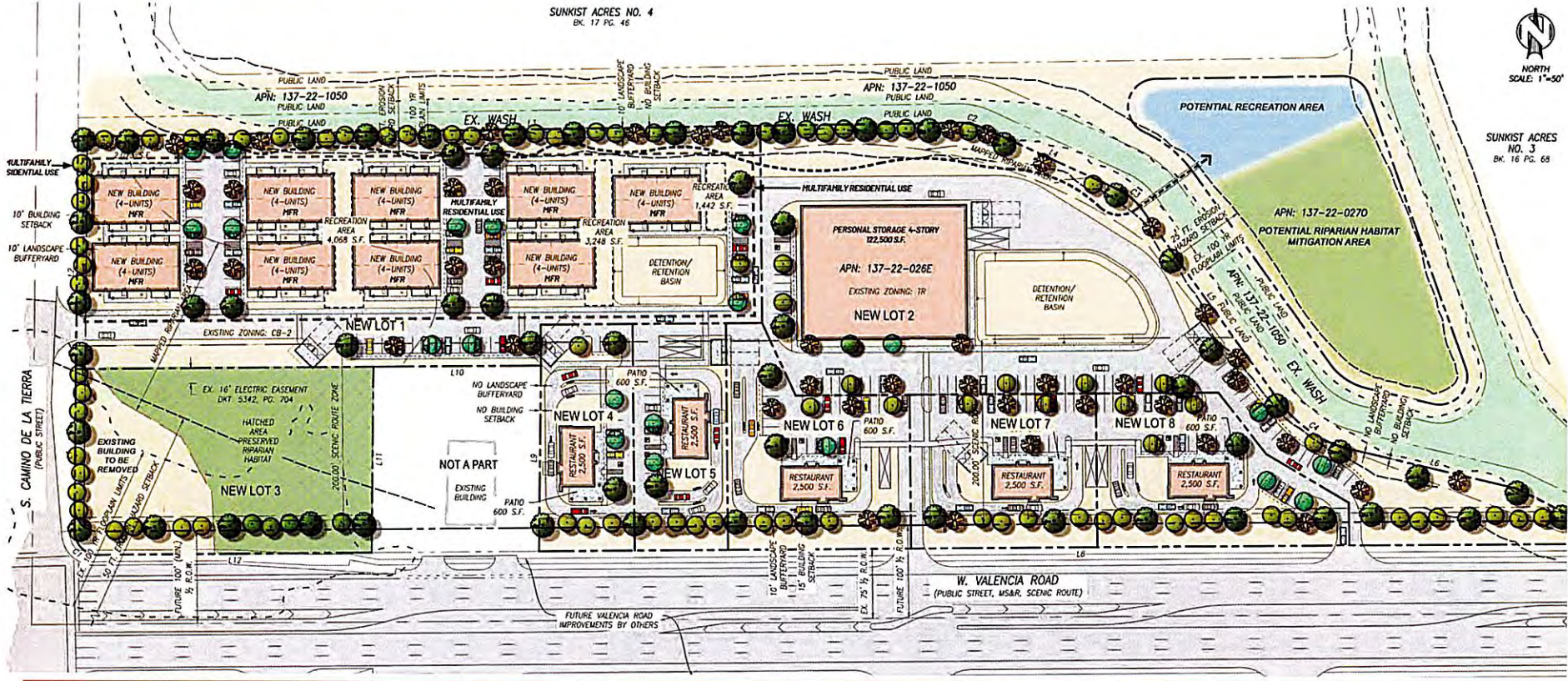


# CONCEPT PLAN





# ILLUSTRATIVE PLAN 2









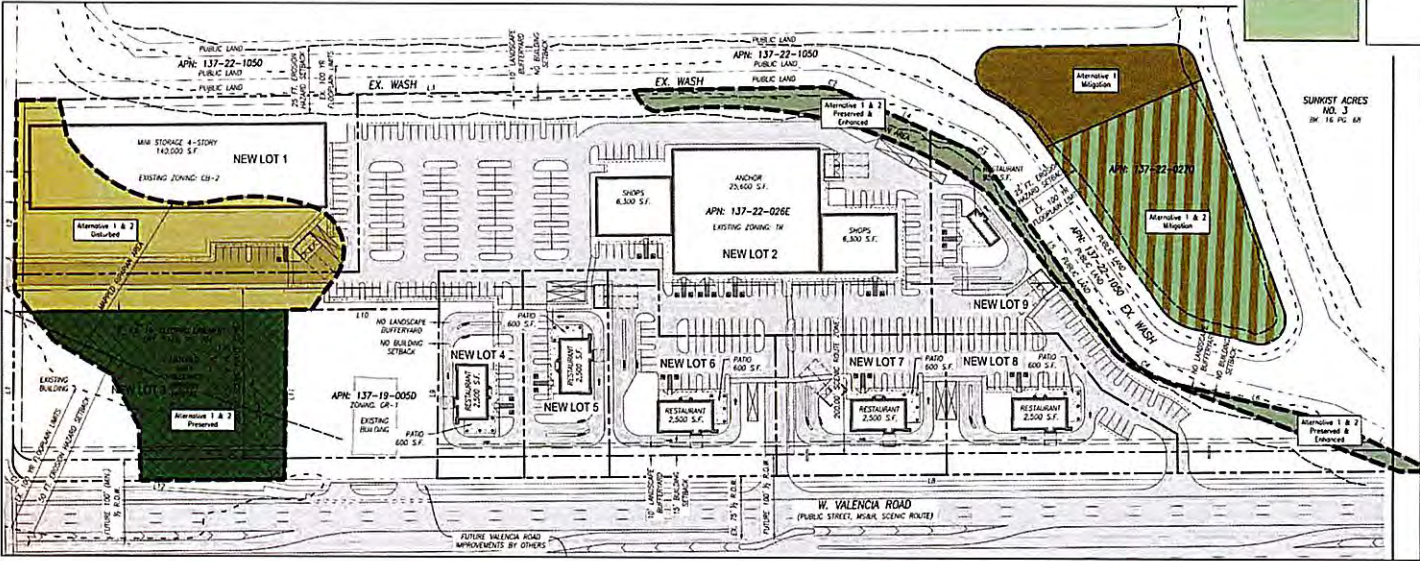
November 7, 2024

# RIPARIAN MITIGATION

- Total Area Available for Riparian Mitigation or Enhancement = 66,965 – 87,369 SF

RIPARIAN CALCS.

	Existing Regulated Riparian Habitat	120,298 sf. (Xeroriparian Class C)
	Preserved Regulated Riparian Habitat	62,349 sf. (Xeroriparian Class C)
	Disturbed Regulated Riparian Habitat	57,949 sf. (Xeroriparian Class C)
	Mitigated or Enhanced Regulated Riparian Habitat	All #1 & 2 Preserved and Enhanced 20,344 sf.
		All #1 Mitigation 67,025 sf.
		All #2 Mitigation 46,621 sf.



November 7, 2024

# PIMA COUNTY REZONING PROCESS



Specific Plan Submittal



Staff Review



Neighborhood Meeting (November 7, 2024)



Planning & Zoning Commission Public Hearing (December 4, 2024)



Board of Supervisors Public Meeting (est. January/February 2025)

# QUESTIONS?

**Keri Silvyn** | Lazarus & Silvyn, P.C.

[KSilvyn@LSLawAZ.com](mailto:KSilvyn@LSLawAZ.com) | 520.207.4464

**Robin Large** | Lazarus & Silvyn, P.C.

[RLarge@LSLawAZ.com](mailto:RLarge@LSLawAZ.com) | 520.207.4464



Tierra Valencia Specific Plan  
 Neighborhood Meeting  
 November 7, 2024, 6:00pm

Name	Address	Phone	Email	Affiliation
William Jecker	3109 W. Century Dr. Tucson, AZ 85746	520-730-2749	jeckerj1@yahoo.com	
David Robison	3109 W Century Dr Tucson AZ 85746	520 400 9042	DAVIDROBISON60@yahoo.com	
TAI UNG	2501 N. VEREDO DE LAS FLORES TUCSON, AZ 85746	520-437-1856	tai-ung@yahoo.com	
JESUS BONILLOS	5295 S. CAMILLO RD VIA TERRA	520-909 5515	" "	" "
Bob & Kelly M. Curdy	3034 W Century Dr	520-883- 7727	arapahoe345@comcast.net	
Nickolas McCullough	33 N. Stone Avenue, 11th floor, 85701	(520) 724-8126	District 5 @ pima.gw	Pima County District 5

F. ANN RODRIGUEZ, RECORDER  
- RECORDED BY: LLW  
DEPUTY RECORDER  
1956 PE-2

P0230  
PIMA CO CLERK OF THE BOARD  
PICKUP



DOCKET: 13647  
PAGE: 2483  
NO. OF PAGES: 8  
SEQUENCE: 20091820555  
09/21/2009  
ORDIN 18:00  
PICKUP  
AMOUNT PAID \$ 0.00

ORDINANCE 2009- 87

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING PROPERTY (PARCEL CODES 137-19-005B AND 137-19-005C) OF APPROXIMATELY 4.36 ACRES FROM CB-2© (3.55 ACRES) (GENERAL BUSINESS - CONDITIONAL) AND GR-1 (0.83 ACRES) (RURAL RESIDENTIAL) TO CB-2 (GENERAL BUSINESS) IN **CASE CO9-07-13 CIRCLE K STORES, INC. - VALENCIA ROAD #2 REZONING**; LOCATED ON THE NORTHEAST CORNER OF VALENCIA ROAD AND CAMINO DE LA TIERRA; AMENDING PIMA COUNTY ZONING MAP NO. 63.

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:**

**Section 1.** The 4.36 acres, located on the northeast corner of Valencia Road and Camino De La Tierra, illustrated by the shaded area on the attached rezoning ordinance map (EXHIBIT A), which amends Pima County Zoning Map No. 63 is hereby rezoned from CB-2© (3.55 acres) (General Business - Conditional) and GR-1 (0.83 acres) (Rural Residential) to CB-2 (General Business).

**Section 2. Rezoning Conditions.**

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of a covenant holding Pima County harmless in the event of flooding.
3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
4. Provision of development related assurances as required by the appropriate agencies.

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5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
6. There shall be no further lot splitting for residential development without the written approval of the Board of Supervisors.
7. Transportation conditions:
  - A. The property owner/developer(s) shall dedicate 25 feet half right-of-way for Valencia Road to Pima County as designated by the Major Streets and Scenic Routes Plan.
  - B. The property owner/developer(s) shall provide offsite roadway and drainage improvements to Valencia Road and Camino de la Tierra, as determined necessary by the Department of Transportation. Review of these improvements shall be coordinated by the applicant, Department of Transportation and Regional Flood Control District to insure there are no conflicting improvements.
  - C. The property owner/developer shall construct a full three lane major street section for westbound Valencia Road from the east boundary of the rezoning site to Camino de la Tierra, with appropriate transition taper and turn lanes, bike lane, drainage improvements, guardrail, and sidewalk.
  - D. Improvements to Camino de la Tierra may be required to conform to the improved Valencia Road improvements.
  - E. The property owner/developer shall share access and maintenance between this rezoning and adjacent parcels, as feasible.
8. Wastewater Management conditions:
  - A. The owner / developer shall construe no action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner / developer to that effect.
  - B. The owner / developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner / developer shall have the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or

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cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the Pima County Regional Wastewater Reclamation Department.

C. The owner / developer shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the Regional Wastewater Reclamation Department in its capacity response letter and as specified by the Development Services Department at the time of review of the tentative plat, development plan, sewer construction plan, or request for building permit.

D. The owner / developer shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, sewer construction plan or request for building permit.

E. The owner / developer shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

9. Regional Flood Control conditions:

A. Drainage shall not be altered, disturbed or obstructed without the written approval of the Flood Control District.

B. The property owner(s) shall obtain a Floodplain Use Permit for any development on the subject property.

C. A master drainage study shall be submitted for review and approval that addresses the impacts of development to local area drainage.

D. This development shall meet Critical Basin detention and retention requirements because of existing flooding problems.

E. The property owner(s) shall dedicate right-of-way or easements (onsite and offsite) for drainage purposes to the Flood Control District, as determined necessary during the development plan review.

F. The property owner(s) shall provide all necessary on-site and off-site drainage related improvements at no cost to Pima County that are needed as a result of the proposed development of the subject property. The location, design and construction of said improvements shall be subject to

ENCLOSURE 14-01-11

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the approval of the Flood Control District.

G. All-weather access shall be provided to all portions of the project to meet concurrency requirements.

H. A riparian mitigation plan shall be required for development in designated riparian areas.

10. Environmental Quality conditions:

A. The property owner must connect to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat, development plan or request for building permit. On-site wastewater disposal shall not be allowed.

B. Prior to the commencement of construction of any grading, land clearing, or earthmoving of more than one (1) acre, any road construction of more than fifty (50) feet, or any trenching of more than three hundred (300) feet, an Air Quality Activity Permit shall be obtained.

11. Cultural Resources conditions:

A. Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property.

B. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate.

C. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

12. Environmental Planning condition:

Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the current and any future property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

13. In the event the subject property is annexed, the property owner shall adhere to

STONER 10/11/13

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all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

14. The property owner shall execute and record the following disclaimer regarding Prop 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."
15. Property owner/developer shall adhere to the preliminary development plan as approved by the Board of Supervisors. (EXHIBIT B)

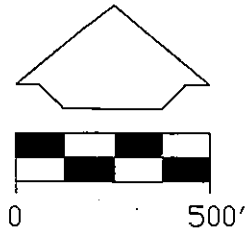
**Section 3. Time limits, extensions and amendments of conditions.**

1. Conditions 1 through 15 shall be completed by May 5, 2014.
2. The time limit may be extended by the Board of Supervisors by adoption of a resolution in accordance with Chapter 18.91 of the Pima County Zoning Code.
3. No building permits shall be issued based on the rezoning approved by this Ordinance until all conditions 1 through 15 are satisfied and the Planning Official issues a Certificate of Compliance.
4. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

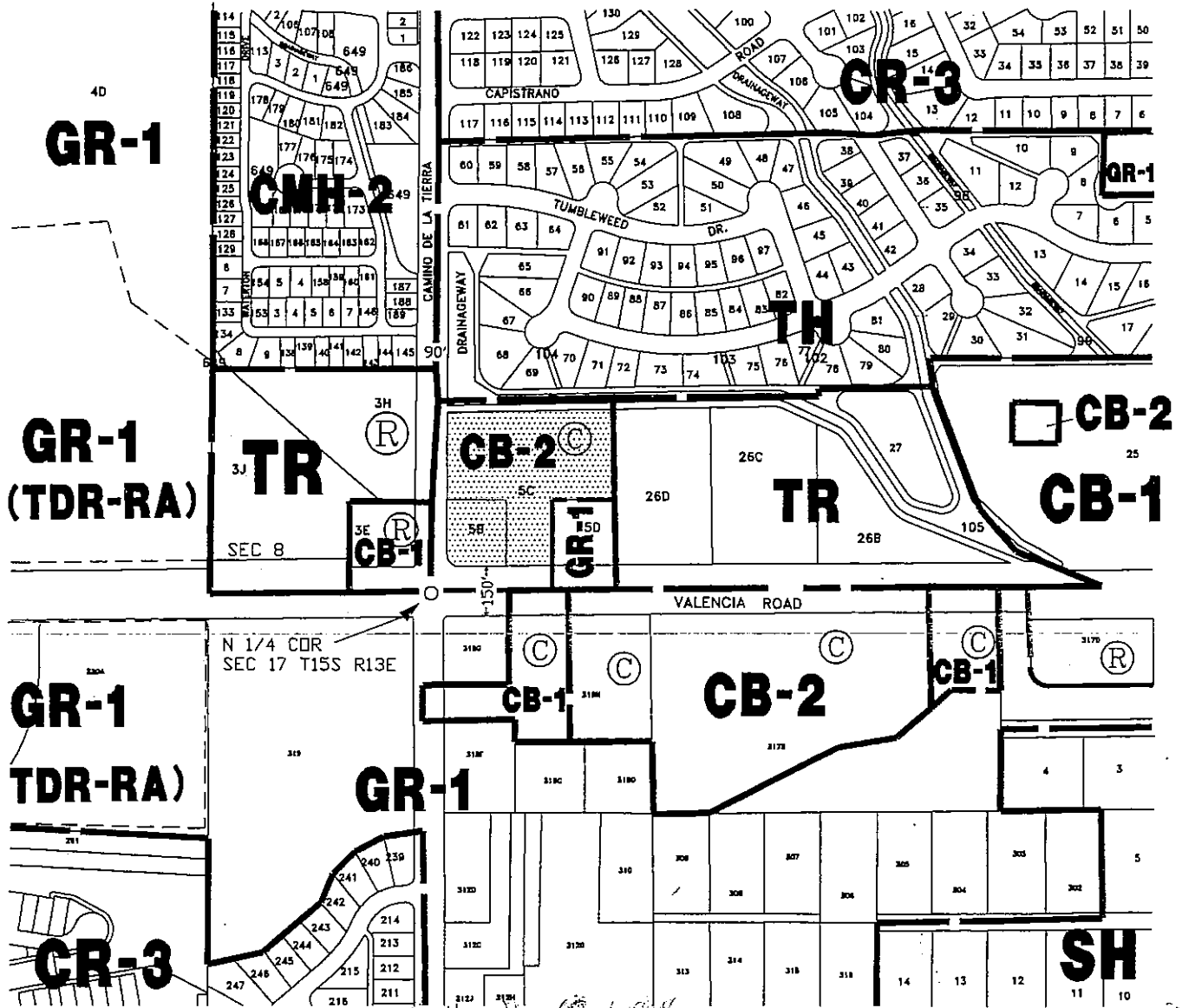


EXHIBIT A

AMENDMENT NO. 70 BY ORDINANCE NO. 2009-87  
 TO PIMA COUNTY ZONING MAP NO. 63 TUCSON, AZ.  
 PARCEL 05B & 05C BEING A PART OF THE SW 1/4 OF THE SE 1/4  
 OF SECTION 8, T15S R13E.



ADOPTED SEPTEMBER 15, 2009 EFFECTIVE SEPTEMBER 15, 2009



*Call me, Bill*

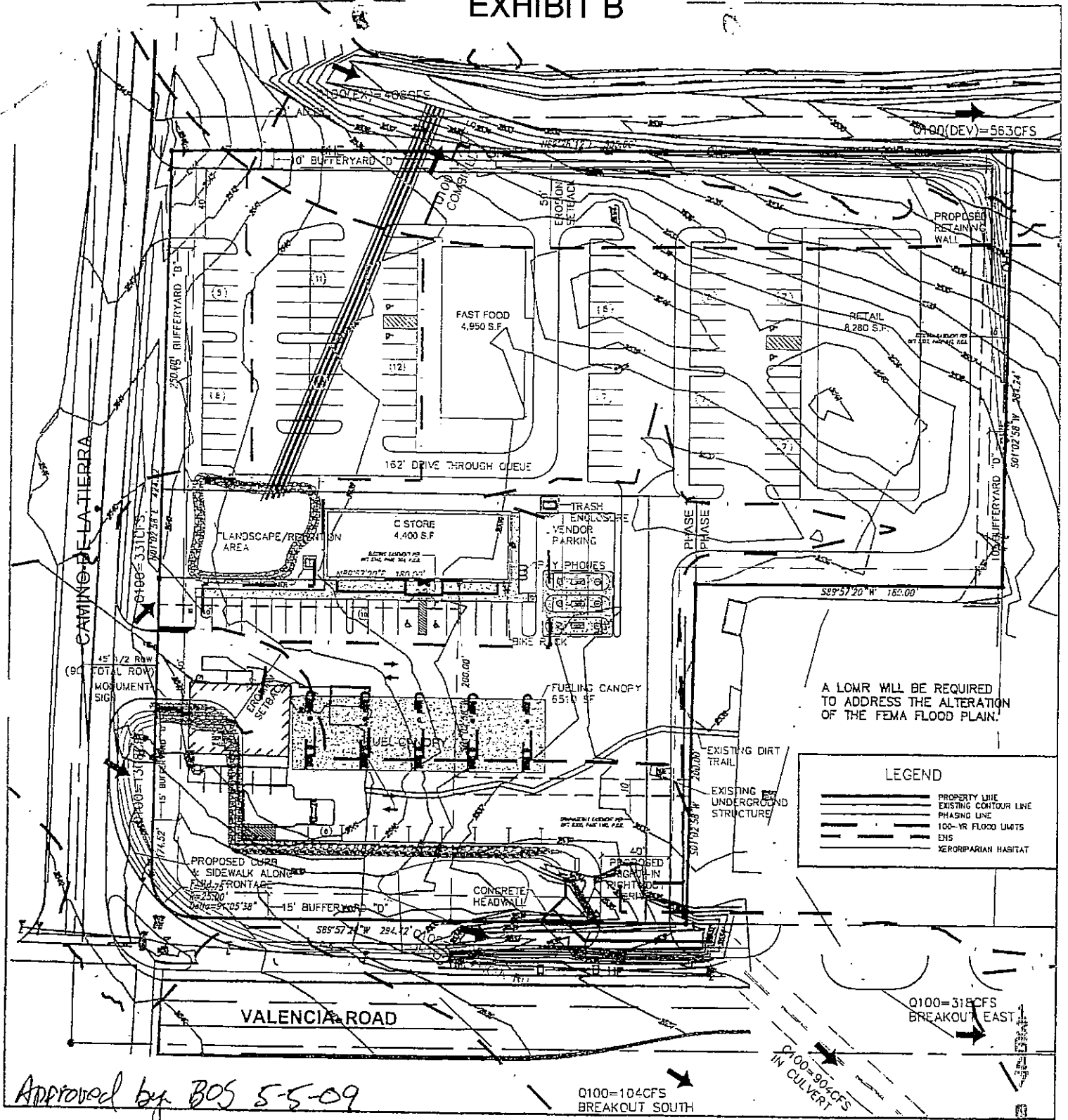
EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE  
 FROM CB-2 & GR-1 4.3 ac±  
 ds-AUGUST 17, 2009

CO9-07-13  
 CO9-81-72  
 CO7-00-20  
 137-19-005B & 005C

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# EXHIBIT B



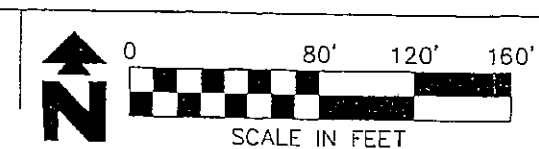
## SITE ANALYSIS REPORT

**EXHIBIT  
2B-1.1**

**PRELIMINARY  
DEVELOPMENT  
PLAN**

☆☆☆☆  
**STAR Consulting, Inc.**  
 5405 E. Placita Mayuco  
 Tucson, AZ 85718  
 (520) 529-1240  
 Project No. 3K1001

**K** 3820 WEST VALENCIA ROAD  
 PIMA COUNTY, ARIZONA  
 SB, T18 SOUTH, R13 EAST  
 G&SR BASE AND MERIDIAN



## Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application

To electronically submit a rezoning application, complete the application and upload the required documentation. To submit an application in person to 201 N Stone Avenue, 1st-floor Planning, fill out the printable application and submit the application and attachments in electronic form.

If you have additional questions please visit our [Rezoning Application & Submittal Guidelines page](#).


<b>Full Name:</b>	DMCI Enterprises, LLC
<b>Mailing Address:</b>	3680 W. Goshen Dr.
<b>City:</b>	Tucson
<b>State:</b>	AZ
<b>Zip Code:</b>	85741
<b>Email:</b>	citule@dswcommercial.com
<b>Phone:</b>	520-548-4321
<b>Is the property owner the applicant?</b>	No, the owner is not the applicant
<b>Applicant's Full Name:</b>	Jackson Cassidy, Lazarus & Silvyn, P.C.
<b>Applicant's Address:</b>	5983 E. Grant Rd., Suite 290
<b>City:</b>	Tucson
<b>State:</b>	AZ
<b>Zip Code:</b>	85712
<b>Email:</b>	JCassidy@LSLawAZ.com
<b>Phone:</b>	5202074464
<b>Property Address:</b>	3200 W. Valencia Rd.
<b>Tax Parcel Number:</b>	137-22-026E, 137-22-0270
<b>Acreage:</b>	14
<b>Present Zone:</b>	CB-2, TR
<b>Proposed Zone:</b>	Specific Plan (SP)



## Letter of Authorization

If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

Upload Letter of Authorization:

 3200 W Valencia Rd - Owner Authorization.pdf

## Site Analysis Document

Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan OR submit an electronic version of the required submittal documents as requested at the Pre-Rezoning Meeting for a Non-Site Analysis Rezoning.

Upload Site Analysis Document:

 Tierra\_Valencia\_SP\_7.23.24.pdf

## Upload ESRI Shapefile or AutoCad DWG File

An ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described.

Terms and conditions

- I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

## For Electronic Submittal:

A rezoning case will be opened and an email containing an invoice with the case number and instructions for making payment through the online payment portal will be sent to the applicant within 2 business days.

**Attendance to a *Pre-Rezoning meeting* is a pre-requisite to rezoning application submittal. The Pre-Rezoning meeting is scheduled at 201 N. Stone Avenue, 2nd floor on the 3rd Wednesday of the month beginning at 9:00 am.**

June 17, 2024

Pima County  
Development Services Department  
201 N. Stone Ave., 2<sup>nd</sup> Floor  
Tucson, AZ 85701

**RE: Property Owner Authorization – Valencia & Camino de la Tierra Specific Plan**

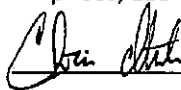
Dear Development Services Department:

DMCI Enterprises, LLC (“DMCI” or “Owner”) owns approximately 14 acres of vacant land at the northeast corner of Camino de la Tierra and Valencia Road, APNs 137-22-026E and 137-22-0270 (the “Property”) within unincorporated Pima County (the “County”).

The purpose of this letter is to authorize Lazarus & Silvyn, P.C. and Grenier Engineering and their respective employees and other engaged consultants to take such action they deem advisable in order to obtain zoning entitlements and related approvals for the Property, including, but not limited to, filing applications for a specific plan and development package plans and permits.

Sincerely,

DMCI Enterprises, LLC

By: 

Name: Chris Itrick

Its: Member/Manager

Date: 7/17/24